


6.3.2 Parking, Access and Transport

Note – These Standard Outcomes apply to the extent they are identified as requirements or assessment benchmarks in the Categorisation Tables in Part 3.

Table 6.3.2a – Standard Outcomes for Parking, Access and Transport

14. Parking, Access and Transport	
	Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO14.1 to MO14.8 (14. Parking, Access and Transport theme), become assessment benchmarks. Section 3.6 provides further guidance.
SO1	<p>Land uses are provided with a minimum supply of car parking spaces in accordance with the applicable rate specified in Table 6.3.2b.</p> <p>Note – Where the minimum supply of car parking spaces required under Table 6.3.2b does not equate to a whole number, the requirement is rounded up to the next whole number. For example, if the number of parking spaces calculated by applying the minimum parking rates is 12.4 spaces, a minimum of 13 spaces must be provided to comply with SO1.</p> <p>Note – Where Table 6.3.2b does not specify a minimum number of car parking spaces, the required car parking supply is to be determined have regard to the demand generated by the development.</p>
SO2	Car parking spaces and associated manoeuvring areas are designed in accordance with the relevant requirements of <i>AS/NZS2890 – Parking Facilities</i> .
SO3	Where the applicable car parking supply under SO1 requires the provision of dedicated visitor spaces, these car parking spaces are maintained for this purpose through the erection of permanent signage or other identification.
SO4	<p>Where a car parking area comprises more than 10 car parking spaces, dedicated pedestrian footpaths are provided for access between and within the car park.</p> <p>Note – Any pedestrian movement network provided within a car park should provide safe crossing locations for pedestrians.</p>
SO5	Vehicular access to land from a public road is by way of a crossover designed in accordance with the relevant requirements of the <i>FNQROC Development Manual</i> .
SO6	Unless for a single <u>dwelling</u> or a <u>Dual Occupancy</u> , vehicular access to land from a public road, provides for the entry to, and exit from, the public road by all vehicles in a forward gear.
SO7	<p>Development where located in the <i>Centre Zone</i>, <i>Community Facilities Zone</i> or <i>Industry Zone</i> provides:</p> <ol style="list-style-type: none"> a minimum of one bicycle space per 100m² <u>gross floor area</u>; and where involving greater than 500m² <u>gross floor area</u>, provides end of trip facilities consisting of shower facilities and lockers (at a rate of one locker per bicycle space required pursuant to paragraph (a)).
SO8	Development provides vehicular access for a use or lot from the <u>lowest order road</u> , unless this would be contrary to SO12.
SO9	Unless involving a <u>Dual Occupancy</u> , any Material Change of Use provides for dedicated pedestrian access from the <u>primary frontage</u> , which is separate to vehicular access.

14. Parking, Access and Transport (continued)



Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO14.1 to MO14.8 (14. Parking, Access and Transport theme), become assessment benchmarks. Section 3.6 provides further guidance.

SO10	<p>Development provides for the:</p> <p>(a) movement of the design vehicle nominated in Table 6.3.2c within the <u>site</u> in accordance with the relevant standard nominated; and</p> <p>(b) the minimum number of servicing bays specified in Table 6.3.2c.</p> <p>Note – Service bays are to be provided as dedicated spaces for servicing and are not to form part of the ordinary movement of vehicles within the <u>site</u>.</p>
SO11	Where involving a <u>gross floor area</u> greater than 500m ² , a Traffic Impact Assessment Report is prepared by a <u>suitably qualified person</u> that demonstrates that the development will not result in any element of the road network reaching or exceeding its existing capacity.

4. Amenity and Privacy



Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO4.1 to MO4.3 (4. Amenity and Privacy theme), become assessment benchmarks. Section 3.6 provides further guidance.

SO12	Development does not involve the provision of vehicular access from a <u>residential street</u> , unless involving a residential purpose.
SO13	Any building or structure used for vehicular parking is located at the side or rear of the primary building.
SO14	Any vehicular parking or manoeuvring area is separated from a <u>front boundary</u> by a minimum distance of one (1) metre, except to the extent providing access from the road.
SO15	Any servicing bay is: <ul style="list-style-type: none"> (a) not located within three (3) metres of any property boundary; (b) not located within three (3) metres of a <u>habitable room</u> window; and (c) not visible from a road.
SO16	Where a car parking area comprising more than five (5) car parking spaces is located on land adjoining the <i>Low Density Residential Zone</i> or the <i>Low-Medium Density Residential Zone</i> , a 1.8 metre high <u>screen fence</u> is provided along the extent of the common boundary to which the car parking area adjoins.
SO17	All areas used by vehicles are imperviously sealed unless: <ul style="list-style-type: none"> (a) the land is located in the Environmental Management Zone, <i>Rural Zone</i> or <i>Rural Residential Zone</i>; and (b) the area is not located within five (5) metres of a <u>dwelling</u> located on adjoining land that is within a zone other than those specified in paragraph (a).
SO18	Where SO17 does not apply, all areas used by vehicles are constructed of: <ul style="list-style-type: none"> (a) a minimum 150mm thickness compacted gravel suitable for all weather use and dust free; or (b) grass block paving; or (c) grass reinforced mesh.



12. Landscaping

Note – In accordance with Section 3.1(11), where development does not comply with one or more of the Standard Outcomes under this theme, Merit Outcomes MO1.1 to MO1.2 (1. General theme) and MO12.1 to MO12.5 (12. Landscaping theme), become assessment benchmarks. Section 3.6 provides further guidance.

SO19	Car parking areas are improved with landscaping consisting of: <ol style="list-style-type: none"> a minimum of one shade tree for every four car parks (rounded up to the nearest whole number); and low level landscaping (such as ground covers or shrubs) surrounding each shade tree.
SO20	The <u>setback</u> provided in accordance with SO14 is improved with landscaping.

Table 6.3.2b – Minimum Car Parking Rates

Land Use	Minimum Car Parking Rate
<u>Animal Keeping</u>	<ol style="list-style-type: none"> One (1) space per two (2) employees; and One (1) space per 20 employees for visitors.
<u>Aquaculture</u>	<ol style="list-style-type: none"> One (1) space per two (2) employees; and One (1) space per 20 employees for visitors.
<u>Bar</u>	One (1) space per 30m ² <u>gross floor area</u> .
<u>Bulk Landscape Supplies</u>	One (1) space per 200m ² total use area.
<u>Caretaker's Accommodation</u>	One (1) space per <u>dwelling</u> or unit.
<u>Childcare Centre</u>	<ol style="list-style-type: none"> One (1) space per two (2) employees; and One (1) space per 10 children.
<u>Club</u>	One (1) space per 30m ² <u>gross floor area</u> .
<u>Community Care Centre</u>	One (1) space per 30m ² <u>gross floor area</u> .
<u>Community Residence</u>	<ol style="list-style-type: none"> One (1) space per two (2) residents; One (1) space per support worker; and One space per four (4) residents for visitors.
<u>Community Use</u>	One (1) space per 30m ² <u>gross floor area</u> .
<u>Crematorium</u>	One (1) space per 30m ² <u>gross floor area</u> .
<u>Cropping</u>	<ol style="list-style-type: none"> One (1) space per two (2) employees; and One (1) space per 20 employees for visitors.
<u>Detention Facility</u>	<ol style="list-style-type: none"> One (1) space per two (2) employees; and One (1) space per 20 prisoners.
<u>Dual Occupancy</u>	<ol style="list-style-type: none"> One (1) covered space; and One (1) uncovered space per <u>dwelling</u>. <p>Note – These spaces may be provided in a tandem arrangement.</p>
<u>Dwelling Unit</u>	One (1) space per <u>dwelling</u> .
<u>Educational Establishment</u>	<ol style="list-style-type: none"> One (1) space per two (2) employees; and One (1) space per 20 students.
<u>Emergency Services</u>	<ol style="list-style-type: none"> One (1) space per two (2) employees; and One (1) space for visitors.

Land Use	Minimum Car Parking Rate
<u>Food and Drink Outlet</u>	One (1) space per 30m ² <u>gross floor area</u> .
<u>Function Facility</u>	One (1) space per 30m ² <u>gross floor area</u> .
<u>Funeral Parlour</u>	One (1) space per 30m ² <u>gross floor area</u> .
<u>Garden Centre</u>	(a) One (1) space per 50m ² <u>gross floor area</u> ; and (b) One (1) space per 100m ² <u>outdoor use area</u> .
<u>Hardware and Trade Supplies</u>	(a) One (1) space per 50m ² <u>gross floor area</u> ; and (b) One (1) space per 100m ² <u>outdoor use area</u> .
<u>Health Care Service</u>	One (1) space per 50m ² <u>gross floor area</u> .
<u>Home-Based Business</u>	Where not involving accommodation: (a) One (1) space per two (2) <u>non-resident employees</u> ; and (b) One (1) visitor space. Where involving accommodation: (a) One (1) space per two (2) <u>non-resident employees</u> ; and (b) One (1) space per five (5) accommodation rooms.
<u>Hospital</u>	(a) One space per six (6) beds; and (b) One space per two (2) employees.
<u>Hotel</u>	(a) One (1) space per 30m ² <u>gross floor area</u> (where not associated with accommodation); and (b) One (1) space per <u>dwelling</u> , unit, <u>room</u> or <u>suite</u> where accommodation is provided.
<u>Indoor Sport and Recreation</u>	One (1) space per 30m ² <u>gross floor area</u> .
<u>Landing</u>	The greater of: (a) One (1) space; or (b) One (1) space for every vessel moored at the <u>Landing</u> .
<u>Low Impact Industry</u>	(a) One (1) space per two (2) employees; and (b) One (1) space for visitors
<u>Marine Industry</u>	(a) One (1) space per two (2) employees; and (b) One (1) space for visitors.
<u>Market</u>	One (1) space per 50m ² of total use area.
<u>Medium Impact Industry</u>	(a) One (1) space per two (2) employees; and (b) One (1) space for visitors.
<u>Multiple Dwelling</u>	(a) One (1) space per <u>dwelling</u> ; and (b) One (1) space per four (4) <u>dwellings</u> for visitors.
<u>Office</u>	One (1) space per 100m ² .
<u>Outdoor Sales</u>	(a) One (1) space per 50m ² <u>gross floor area</u> ; and (b) One (1) space per 200m ² <u>outdoor use area</u> .

Land Use	Minimum Car Parking Rate
<u>Outdoor Sport and Recreation</u>	One (1) space per four people of the maximum capacity of the sporting facilities. Note – The maximum capacity of a sporting facility is the number of people who could at any one time be accommodated by the facility. As an example, the maximum capacity of a tennis court is four (4) people.
<u>Outstation</u>	One (1) space per 10 people involved in the use.
<u>Place of Worship</u>	One (1) space per eight (8) seats / attendees.
<u>Port Service</u>	(a) One (1) space per two (2) employees; and (b) One (1) space for visitors.
<u>Renewable Energy Facility</u>	(a) One (1) space per two (2) employees; and (b) One (1) space for visitors.
<u>Research and Technology Industry</u>	One (1) space per 100m ² .
<u>Residential Care Facility</u>	One (1) space per six (6) <u>rooms</u> .
<u>Retirement Facility</u>	(a) One (1) space per <u>dwelling</u> , unit or <u>room</u> ; and (b) One (1) space per four (4) <u>dwellings</u> , units or <u>rooms</u> for visitors.
<u>Rooming Accommodation</u>	One (1) space per resident.
<u>Sales Office</u>	One (1) space per 100m ² .
<u>Service Industry</u>	One (1) space per 50m ² <u>gross floor area</u> .
<u>Shop</u>	One (1) space per 50m ² <u>gross floor area</u> .
<u>Short-Term Accommodation</u>	One (1) space per five (5) <u>dwellings</u> , units, <u>rooms</u> or <u>suites</u> .
<u>Theatre</u>	One (1) space per 10 seats.
<u>Transport Depot</u>	(a) One (1) space per two (2) employees; and (b) One (1) space for visitors.
<u>Veterinary Service</u>	One (1) space per 50m ² <u>gross floor area</u> .
<u>Warehouse</u>	(a) One (1) space per two (2) employees; and (b) One (1) space for visitors.

Table 6.3.2c – Minimum Servicing Requirements

Development	Design Vehicle	Minimum Service Bay Provision
Where involving a: (a) <u>Hospital</u> ; or (b) <u>Residential Care Facility</u> ; or (c) <u>Retirement Facility</u> .	SRV (Ambulance)	One (1) ambulance bay per 50 beds / patients / residents.
Where involving a: (a) <u>Community Use</u> , where involving a <u>gross floor area</u> of more than 500m ² ; or (b) <u>Educational Establishment</u> ; or (c) <u>Hospital</u> ; or (d) <u>Theatre</u> , where involving a <u>gross floor area</u> of more than 500m ² .	B99	Dedicated passenger pick up and drop off area / taxi rank.
Where involving an <u>Educational Establishment</u>	Bus	One (1) on-site bus stop per 50 students.
Where involving: (a) <u>Club</u> ; or (b) <u>Community Care Centre</u> ; or (c) <u>Community Use</u> ; or (d) <u>Funeral Parlour</u> ; or (e) <u>Multiple Dwelling</u> comprising more than 10 units; or (f) <u>Office</u> .	SRV	One (1) service vehicle bay.
Where involving: (a) <u>Childcare Centre</u> ; or (b) <u>Crematorium</u> ; or (c) <u>Educational Establishment</u> ; or (d) <u>Food and Drink Outlet</u> ; or (e) <u>Health Care Service</u> ; or (f) <u>Indoor Sport and Recreation</u> ; or (g) <u>Outdoor Sport and Recreation</u> ; or (h) <u>Residential Care Facility</u> ; or (i) <u>Retirement Facility</u> ; or (j) <u>Service Industry</u> ; or (k) <u>Shop</u> ; or (l) <u>Short-Term Accommodation</u> involving up to 10 units/suites; or (m) <u>Theatre</u> ; or (n) <u>Veterinary Service</u> .	MRV	One (1) service vehicle bay.

Development	Design Vehicle	Minimum Service Bay Provision
Where involving: (a) <u>Bar</u> ; or (b) <u>Detention Facility</u> ; or (c) <u>Function Facility</u> ; or (d) <u>Hospital</u> ; or (e) <u>Hotel</u> ; or (f) <u>Low Impact Industry</u> ; or (g) <u>Marine Industry</u> ; or (h) <u>Research and Technology Industry</u> ; or (i) <u>Short-Term Accommodation</u> involving more than 10 units/suites.	HRV	One (1) service vehicle bay.
Where involving: (a) <u>Aquaculture</u> ; or (b) <u>Bulk Landscape Supplies</u> ; or (c) <u>Garden Centre</u> ; or (d) <u>Hardware and Trade Supplies</u> ; or (e) <u>Medium Impact Industry</u> ; or (f) <u>Outdoor Sales</u> ; or (g) <u>Port Service</u> ; or (h) <u>Warehouse</u> .	AV	One (1) service vehicle bay.

Note – SRV, MRV, HRV and AV design vehicles are in accordance with *AS2890.2 Parking Facilities – Part 2: Off-Street Commercial Vehicle Facilities*. All other design vehicles are in accordance with *AUSTROADS Guide to Traffic Engineering Practice Series*