

9.4.8 Parking and access code

9.4.8.1 Application

- (1) This code applies to development identified as requiring assessment against the Parking and access code by the Tables of Assessment in Part 5.
- (2) When using this code, reference should be made to Part 5.

9.4.8.2 Purpose

- (1) The purpose of the code is to ensure that parking and access infrastructure and facilities are provided to service the demand of the development.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) on-site vehicle and bicycle parking facilities are provided to accommodate the demand generated by the development.
 - (b) parking and access facilities are designed and constructed:
 - (i) in accordance with relevant standards;
 - (ii) to be convenient and accessible;
 - (iii) so that they do not adversely impact on the safety and efficiency of the surrounding road network;
 - (iv) so that they do not disrupt the on-street parking arrangements in the surrounding area.

9.4.8.3 Criteria for assessment

Part A - Criteria for self-assessable and assessable development

Table 9.4.8.3.a – Parking and access code – self-assessable and assessable development

Performance outcomes	Acceptable outcomes
For self-assessable and assessable development	
Parking rates	
<p>PO1 On-site vehicle and bicycle parking is provided to accommodate the demand generated by the development.</p>	<p>AO1.1 Development provides on-site car parking spaces not less than the minimum rates outlined in Table 9.4.8.3.b.</p> <p>Note – Where a conflict exists between the rates specified in Table 9.4.8.3.b and those proposed, a Traffic Impact Assessment Report prepared in accordance with Planning scheme policy – Parking and access is required to demonstrate that sufficient vehicle parking is provided for the development.</p> <p>AO1.2 Development provides accessible vehicle parking spaces on-site not less than the minimum rates outlined in Table 9.4.8.3.c.</p> <p>Note – Accessible parking spaces are not required where less than five (5) vehicle parking spaces are required for the proposed development.</p>

Performance outcomes	Acceptable outcomes
	<p>AO1.3 Development provides on-site bicycle parking spaces not less than the minimum rates outlined in Table 9.4.8.3.d.</p> <p>Note – Variations to the rates contained in Table 9.4.8.3.b, 9.4.8.3.c and 9.4.8.3.d may be included in Part 7 Local Plans</p>
Parking space design	
<p>PO2 Vehicle parking spaces are designed and constructed in accordance with relevant standards.</p>	<p>AO2.1 Vehicle parking spaces are designed and constructed in accordance with Australian Standard:</p> <ul style="list-style-type: none"> (a) AS2890.1; (b) AS2890.3; (c) AS2890.6.
Access requirements	
<p>PO3 Access points are designed and constructed:</p> <ul style="list-style-type: none"> (a) to operate safely and efficiently; (b) to accommodate the anticipated type and volume of vehicles; (c) to provide for shared vehicle (including cyclists) and pedestrian use, where appropriate; (d) so that they do not impede traffic or pedestrian movement on the adjacent road area; (e) so that they do not adversely impact upon existing intersections or future road or intersection improvements; (f) so that they do not adversely impact current and future on-street parking arrangements. (g) so that they do not adversely impact upon existing services within the road reserve adjacent to the site 	<p>AO3.1 Access is limited to one access crossover per site and is:</p> <ul style="list-style-type: none"> (a) An existing access point; or (b) an access point located, designed and constructed in accordance with: <ul style="list-style-type: none"> (i) Australian Standard AS2890.1; (ii) Planning scheme policy – FNQROC Regional Development Manual - access crossovers. <p>Note – Where development is for Dual occupancy, AO7.1 of the Dual occupancy code prevails over the number crossovers stated above.</p> <p>AO3.2 Access, including driveways or access crossovers:</p> <ul style="list-style-type: none"> (a) are not placed over an existing: <ul style="list-style-type: none"> (i) telecommunications pit; (ii) stormwater kerb inlet; (iii) sewer manhole; (iv) water valve or hydrant. (b) are designed to accommodate any adjacent footpath; (c) adhere to minimum sight distance in accordance with Australian Standard AS2890.1

Performance outcomes	Acceptable outcomes
	<p>AO3.3 Driveways are:</p> <ul style="list-style-type: none"> (a) designed to follow as close as possible to the existing contours but are no steeper than the gradients outlined in Planning scheme policy – FNQROC Regional Development Manual; (b) constructed such that where there is a grade shift to 1 in 4 (25%), there is an area with a grade of no more than 1 in 6 (16.6%) prior to this area, for a distance of at least 5 metres. On gradients greater than 1 in 6 (16.6%) driveways are constructed to ensure that the crossfall of the driveway is one-way and directed into the hill, for vehicle safety and drainage purposes. (c) constructed such that the transitional change in grade from the road to the lot is fully contained within the lot and not within the road reserve. (d) designed to include all necessary associated drainage that intercepts and directs storm water runoff to the road, storm water drainage system.
For assessable development	
Parking area design	
<p>PO4 On-site parking areas are designed and constructed to:</p> <ul style="list-style-type: none"> (a) provide for shared vehicle (including cyclists) and pedestrian use; (b) provide for the desired character and amenity of the area in the vicinity of the development. 	<p>AO4.1 No acceptable outcomes are provided.</p>
<p>PO5 Vehicle, cyclist and pedestrian pathways are:</p> <ul style="list-style-type: none"> (a) delineated and identified with clear way-finding and awareness signage and markings; (b) establish clear and practical routes around the parking area; (c) separate users in high conflict areas; (d) discourage high speeds; (e) connected to the external transport network, including external existing and future bicycle paths in a safe and practical way. 	<p>AO5.1 Vehicle, cyclist and pedestrian pathways are designed and constructed in accordance with Australian Standard:</p> <ul style="list-style-type: none"> (a) AS2890.1; (b) AS2890.3.
On street works	
<p>PO6 On-street parking may be provided in lieu of on-site parking where:</p> <ul style="list-style-type: none"> (a) development involves the re-use of an existing building; or (b) development does not front a major transport corridor as identified on the Transport 	<p>AO6.1 No acceptable outcomes are provided.</p>

Performance outcomes	Acceptable outcomes
<p>network overlay maps contained in Schedule 2;</p> <p>(c) located within the immediate frontage of the site</p> <p>(d) designed and constructed in accordance with the relevant standards;</p> <p>(e) designed and constructed so as not to detract from the character and amenity of the surrounding streetscape.</p> <p>Note – A Traffic Impact Assessment Report prepared in accordance with Planning scheme policy – Parking and access is one way to demonstrate achievement of the Performance Outcome.</p> <p>Note – PO6 only applies to undertaking new on-street works. Existing on-street car parking spaces will not be considered as on-street works in lieu of on-site car parking.</p>	
End of trip facilities	
<p>PO7</p> <p>On-site end of trip facilities are incorporated into the design for the following developments:</p> <p>(a) office development with GFA greater than 2000m²; or</p> <p>(b) shop or shopping centre with a GFA greater than 2000m²; or</p> <p>(c) educational establishment with a GFA greater than 2000m²; or</p> <p>(d) hospital with a GFA greater than 2000m².</p>	<p>AO7.1</p> <p>End of trip facilities are provided, designed and constructed in accordance with:</p> <p>(a) Australian Standard AS2890.3;</p> <p>(b) The Queensland Development Code MP4.1.</p>
Service vehicle requirements	
<p>PO8</p> <p>Access, internal circulation and on-site parking for service vehicles are designed and constructed:</p> <p>(a) in accordance with relevant standards;</p> <p>(b) so that they do not interfere with the amenity of the surrounding area;</p> <p>(c) so that they allow for the safe and convenient movement of pedestrians, cyclists and other vehicles on the site.</p>	<p>AO8.1</p> <p>Access driveways, vehicle manoeuvring and on-site parking for service vehicles are designed and constructed in accordance with Australian Standard AS 2890.1 and AS 2890.2.</p> <p>AO8.2</p> <p>Service and loading areas are contained wholly within the site.</p> <p>AO8.3</p> <p>The movement of service vehicles and service operations are designed so that they:</p> <p>(a) do not impede access to parking spaces;</p> <p>(b) do not impede vehicle or pedestrian traffic movement.</p>
Vehicle queuing requirements	
<p>PO9</p> <p>Sufficient queuing and set down areas are provided to accommodate the demand generated by the development.</p>	<p>AO9.1</p> <p>Development provides adequate area for on-site vehicle queuing to accommodate the demand generated by the development where drive through facilities or drop-off/pick-up services are proposed as part of the use, including but not limited to the following land uses:</p> <p>(a) car wash;</p> <p>(b) child care centre;</p> <p>(c) educational establishment where for a</p>

Performance outcomes	Acceptable outcomes
	school; (d) food and drink outlet, where including a drive-through facility; (e) hardware and trade supplies, where involving a drive-through facility; (f) hotel, where involving a drive-through facility; (g) service station.
	AO9.2 Queuing and set down areas are designed and constructed in accordance with Australian Standard AS2890.1.

Table 9.4.8.3.b – Car parking requirements

Note - Where the number of spaces required is not a whole number, the number of spaces to be provided is the next highest whole number.

Note - Where the proposed development involves one or more land use, the minimum number of spaces for the proposed development will be calculated using the minimum number of spaces specified for each land use component.

Land use	Minimum number of spaces
Adult store	1 space per 25m ² of GFA
Agricultural supplies store	1 space per 50m ² of GFA and outdoor display area
Brothel	1 space per bedroom
Bulk landscape supplies	1 space per 25m ² of GFA of Office
Caretaker's accommodation	A minimum of 1 space
Cemetery	A minimum of 30 spaces
Child care centre	(a) 1 space per 10 children; and (b) 1 space per employee. Note – space for set down and pick up areas is provided in accordance with the vehicle queuing requirements detailed in this code.
Club and Club (small scale)	1 space per 25m ² of GFA
Community care centre	1 space per 20m ² of GFA
Community residence	A minimum of 2 spaces
Community use	1 space per 15m ² of GFA
Crematorium	1 space per 15m ² of GFA
Dual occupancy	(a) A minimum of 2 spaces per dwelling, which may be in tandem, with a minimum of 1 covered space per dwelling; or (b) A maximum of one space per dwelling, where an existing house on the site is retained in a Neighbourhood character area.

Land use	Minimum number of spaces
Dwelling house	<p>(a) 2 car parking spaces per dwelling house.</p> <p>Where involving a secondary dwelling:</p> <p>(a) The 2 car parking spaces per dwelling house;</p> <p>(b) 1 space for the secondary dwelling.</p> <p>Note – The car parking requirement for a Dwelling house is contained within the Queensland Development Code</p>
Dwelling unit	<p>(a) 1.5 spaces per one or 2 bedroom unit; or</p> <p>(b) 2 spaces per 3 bedroom unit</p>
Educational establishment	<p>(a) 1 space per employee; plus</p> <p>Where for a secondary school, college, university or technical institute:</p> <p>(a) 1 space per 10 students.</p> <p>Note - space for set down and pick up areas is provided in accordance with the vehicle queuing requirements detailed in this code.</p> <p>Note – where the type of Educational establishment is not listed above, the use is considered to be 'not otherwise specified in this table'. Refer to the last row of this table for the minimum number of spaces required.</p>
Food and drink outlet	<p>1 space per 25m² GFA and outdoor dining area</p> <p>Note - space for queuing of vehicles for drive through facilities is provided in accordance with the vehicle queuing requirements detailed in this code.</p>
Function facility	1 space per 15m ² of GFA
Funeral parlour	1 space per 15m ² of GFA
Garden centre	1 space per 50m ² of GFA and outdoor display area
Hardware and trade supplies	1 space per 50m ² of GFA and outdoor display area
Health care services	1 space per 20m ² of GFA
High impact industry	1 space per 100m ² of GFA
Home based business	<p>Where for a bed and breakfast:</p> <p>(a) The 2 car parking spaces required for the dwelling house;</p> <p>(b) 1 space per bed and breakfast bedroom.</p> <p>Where for any other Home based business:</p> <p>(a) The 2 car parking spaces required for the dwelling house;</p> <p>(b) 1 space per non-resident employee;</p> <p>(c) 1 space per 25m² of GFA.</p> <p>Note – The car parking requirement for a Dwelling house is contained within the Queensland Development Code</p>
Hospital	<p>(a) 1 space per 4 beds;</p> <p>(b) 2 spaces per consulting room;</p> <p>(c) 0.5 spaces per employee.</p>
Hotel	<p>(a) 1 space per 15m² of GFA and licensed outdoor area; and</p> <p>(b) 1 space per 50m² of GFA for liquor barn or bulk liquor sales area.</p>
Indoor sport and recreation	<p>Where for Squash courts:</p> <p>(a) 4 spaces per court.</p>

Land use	Minimum number of spaces
	<p>Where for Indoor sports (e.g. basketball, netball, soccer, cricket): (a) 20 spaces per court / pitch.</p> <p>Where for Ten pin bowling: (a) 3 spaces per bowling lane.</p> <p>Where for a Gymnasium: (a) 1 space per 15m² of GFA; or (b) 1 space per 25m² GFA where located in a Centre zone.</p> <p>Note – Where the type of Indoor sport and recreation is not listed above, the use is considered to be ‘not otherwise specified in this table’. Refer to the last row of this table for the minimum number of spaces required.</p> <p>Note – Centre zones are defined in Schedule 1.2.</p>
Low impact industry	<p>(a) 1 space per 100m² of GFA; or</p> <p>Where for motor vehicle repair workshop: (b) 1 space per 50m² GFA.</p>
Marine industry	1 space per 100m ² of GFA
Medium impact industry	<p>(a) 1 space per 100m² of GFA; or</p> <p>Where for motor vehicle repair workshop: (b) 1 space per 50m² GFA.</p>
Multiple dwelling	<p>(a) 1.25 spaces per one or 2 bedroom unit; or (b) 1.75 spaces per 3 or more bedroom unit; and (c) 0.25 spaces per unit for visitors.</p> <p>or</p> <p>Where the site is located within the Building height overlay or the Cairns city centre local plan as shown on the maps contained in Schedule 2: (a) 1 space per one or 2 bedroom unit; or (b) 1.5 spaces per 3 or more bedroom unit; and (c) 1 spaces per 10 units for visitors.</p>
Nature based tourism	<p>(a) 1 space per lodge, hut, tent site or cabin; (b) 0.1 space per lodge, hut, tent site or cabin for visitor parking; (c) 1 space for an on-site manager.</p>
Office	1 space per 25m ² of GFA
Outdoor sales	1 space per 25m ² GFA of Office
Outdoor sport and recreation	<p>Where for Football fields: (a) 50 spaces per field.</p> <p>Where for Lawn bowls: (a) 30 spaces per green.</p> <p>Where for a Swimming pool: (a) 15 spaces.</p> <p>Where for Tennis courts: (a) 4 spaces per court.</p> <p>Where for Netball courts:</p>

Land use	Minimum number of spaces
	<p>(a) 20 spaces per court.</p> <p>Where for a Golf course: (a) 4 spaces per tee on the course.</p> <p>Where for a Driving or Firing Range: (a) 1 space per tee or firing station</p> <p>Note – where the type of Outdoor sport and recreation is not listed above, the use is considered to be 'not otherwise specified in this table'. Refer to the last row of this table for the minimum number of spaces required.</p>
Place of worship	1 space per 15m ² of GFA
Relocatable home park	<p>(a) 1 space per relocatable home site;</p> <p>(b) 0.1 space per relocatable home site for visitor parking;</p> <p>(c) 1 space for on-site management.</p>
Research and technology industry	1 space per 100m ² of GFA.
Residential care facility	<p>(a) 1 space per 10 beds;</p> <p>(b) 0.5 spaces per bed for visitor parking;</p> <p>(c) 0.5 spaces per employee.</p>
Resort complex	<p>Use the minimum number of spaces for each land use component of the Resort complex.</p> <p>Note – For example, where the development involves a Short-term accommodation and a Food and drink outlet, the minimum number of spaces for the Resort complex will be calculated using the minimum number of spaces specified for Short-term accommodation and Food and drink outlet.</p>
Retirement facility	<p>Where for self-contained accommodation units: (a) 1 space per accommodation unit; (b) 0.25 spaces per unit for visitor parking; (c) 0.5 spaces per employee.</p> <p>Where for all other accommodation units: (a) 1 space per 5 accommodation units; (b) 0.25 spaces per unit for visitor parking; (c) 0.5 spaces per employee.</p>
Rooming accommodation	<p>(a) The greater of 1 space per 2 bedrooms or 1 space per 4 beds;</p> <p>(b) 1 space for on-site management (where applicable).</p>
Sales office	A minimum of 1 space
Service industry	1 space per 100m ² of GFA
Service station	1 space per 25m ² of GFA
Shop	1 space per 25m ² of GFA
Shopping centre	<p>(a) 1 space per 25m² GFA;</p> <p>(b) 1 space per 100m² of internal storage and loading.</p> <p>Note – Internal storage and loading areas are those areas used by shops or tenancies within the shopping centre for storage and loading of products or goods.</p>
Short-term accommodation	<p>Where for self-contained accommodation units: (a) 1.25 spaces per one or 2 bedroom accommodation unit; (b) 1.75 spaces per 3 or more bedroom accommodation unit; (c) 0.25 spaces per accommodation unit for visitors, staff and</p>

Land use	Minimum number of spaces
	<p>service vehicles;</p> <p>Where for non-self-contained accommodation units:</p> <p>(a) 0.5 spaces per accommodation unit;</p> <p>(b) 0.25 spaces per accommodation unit for visitors, staff and service vehicles;</p> <p>Where for self-contained accommodation units and on a site located within the Building height overlay or the Cairns city centre local plan as shown on the maps contained in Schedule 2:</p> <p>(a) 1 space per one or 2 bedroom accommodation unit; or</p> <p>(b) 1.5 spaces per 3 or more bedroom accommodation unit; and</p> <p>(c) 1 spaces per 10 accommodation units for visitors, staff and service vehicles;</p> <p>Where for non-self-contained accommodation units and on a site located within the Building height overlay or the Cairns city centre local plan as shown on the maps contained in Schedule 2:</p> <p>(a) 0.25 spaces per accommodation unit;</p> <p>(b) 1 space per 10 accommodation units for visitors, staff and service vehicles;</p> <p>Where for Backpackers accommodation:</p> <p>(a) 1 space per 10 beds.</p> <p>Note – Where developments include ‘dual key’ units, each unit is counted as one accommodation unit for the purposes of calculating car parking spaces.</p> <p>Note – where the type of Short-term accommodation is not listed above, the use is considered to be ‘not otherwise specified in this table’. Refer to the last row of this table for the minimum number of spaces required.</p>
Showroom	<p>(a) 1 space per 50m² of GFA;</p> <p>(b) 1 space per 50m² GFA and outdoor display area for any Outdoor sales component.</p>
Special industry	1 space per 100m ² of GFA
Theatre	1 space per 15m ² of GFA
Veterinary services	1 space per 25m ² of GFA
Warehouse	1 space per 100m ² of GFA
Any use not otherwise specified in this table.	Sufficient spaces to accommodate number of vehicles likely to be parked at any one time.

Table 9.4.8.3.c – Accessible parking requirement

Land use	Minimum number of spaces
Resort complex Retirement facility Rooming accommodation Short term accommodation	<p>Calculated by multiplying the total number of car parking spaces by the percentage of:</p> <p>(a) accessible self-contained units to the total number of sole occupancy units; or</p> <p>(b) accessible bedrooms to the total number of bedrooms.</p> <p>Note – For the purposes of calculating parking spaces required above – An accessible self-contained unit or bedroom means a self-contained unit or bedroom that has features to enable use by people with a disability.</p>
Community care centre	1 space for every 100 car parking spaces or part thereof.

Land use	Minimum number of spaces
Residential care facility	
Agricultural supplies store Bulk landscape supplies Garden centre Hardware and trade supplies High impact industry Low impact industry Marine industry Medium impact industry Office Outdoor sales Sales office Service industry Showroom Warehouse	1 space for every 100 car parking spaces or part thereof.
Adult Store Brothel Car Wash Food and Drink Outlet Home Based Business Hotel Market Service Station Shop Shopping Centre Veterinary Services	(a) up to 1000 car parking spaces - 1 space for every 50 car parking spaces or part thereof; (b) for each additional 100 car parking spaces or part thereof in excess of 1000 car parking spaces – 1 space.
Health care services	1 space for every 50 car parking spaces or part thereof.
Hospital	Where for any non-outpatient area: (a) 1 space for every 100 car parking spaces or part thereof. Where for any outpatient area: (a) up to 1000 car parking spaces - 1 space for every 50 car parking spaces or part thereof; (b) for each additional 100 car parking spaces or part thereof in excess of 1000 car parking spaces – 1 space.
Child care centre Club Community use Crematorium Function facility Funeral parlour Indoor sport and recreation Major sport, recreation and entertainment facility Nightclub entertainment facility Outdoor sport and recreation Place of worship Theatre Tourist attraction	(a) up to 1000 car parking spaces - 1 space for every 50 car parking spaces or part thereof; (b) for each additional 100 car parking spaces or part thereof in excess of 1000 car parking spaces – 1 space.
Educational establishment	1 space for every 100 car parking spaces or part thereof.

Note – Where the number of spaces required is not a whole number, the number of spaces to be provided is the next highest whole number.

Table 9.4.8.3.d – Bicycle parking requirements

Land use	Minimum number of spaces
Club	1 space per 200m ² of GFA
Community use	1 space per 200m ² of GFA
Educational establishment	<p><u>Where for a Primary educational establishment:</u> (a) 1 per 10 students over year 4.</p> <p><u>Where for a Secondary educational establishment:</u> (a) 1 per 10 students.</p> <p><u>Where for a Tertiary educational establishment:</u> (a) 1 per 50 students.</p>
Food and drink outlet	1 space per 250m ² of GFA
Function facility	1 space per 500m ² of GFA
Hardware and trade supplies	1 space per 500m ² of GFA
Health care services	1 space per 250m ² of GFA
Hospital	1 space per 500m ² of GFA
Hotel	1 space per 250m ² of GFA
Indoor sport and recreation	<p>Where for Squash courts: (a) 1 space per court.</p> <p>Where for Indoor sports (e.g. soccer, cricket, basketball, netball): (a) 2 spaces per court.</p> <p>Where for Ten pin bowling: (a) 1 space per bowling lane.</p> <p>Where for a Gymnasium: (a) 1 space per 200m² of GFA.</p>
Multiple dwelling	1 space per dwelling unit which may be provided as internal storage areas for the multiple dwelling.
Office	1 space per 250m ² of GFA
Outdoor sport and recreation	<p>Where for Football fields: (a) 3 spaces per field.</p> <p>Where for Lawn bowls: (a) 5 space per green</p> <p>Where for a Swimming pool: (a) 1 space per swimming lane</p> <p>Where for Tennis courts:</p>

Land use	Minimum number of spaces
	(a) 1 space per court Where for Netball Courts: (a) 3 spaces per court Where for a Golf Course: (a) 1 space per 15m ² of GFA for Club for clubhouse component Where for a Driving or Firing Range: (a) 1 space per 4 tees or firing stations.
Place of worship	1 space per 250m ² of GFA
Service station	1 space per 250m ² of GFA
Shop	1 space per 250m ² of GFA
Shopping centre	(a) 0m ² GFA – 5,000m ² GFA - 1 space per 250m ² of GFA; or (b) Greater than 5,001m ² GFA – 1 space per 500m ² GFA
Showroom	1 space per 500m ² of GFA
Theatre	1 space per 250m ² of GFA

Note - Where the number of spaces required is not a whole number, the number of spaces to be provided is the next highest whole number.