
APPENDIX F

Request to Waive Off Street Parking Requirements

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Request to waive off-street parking requirements for the proposed development at 21 Queen Street Murwillumbah

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(modified by Kellie Shapland to reflect current planning controls – April 2017)*

1.0 Purpose

This document outlines the arguments for the removal of the car parking requirements for the proposed development at 21 Queen Street Murwillumbah.

2.0 Proposal

The proposed project conserves and develops the heritage listed Citadel at 21 Queen Street, Murwillumbah, allowing it to be more accessible to the community and to tourists to the Tweed Valley. The hall will be used as a performance space and a café or restaurant facility will be inserted into the existing annex building.

3.0 Off-street parking spaces required under the TWEEDDCP

Off-street car parking provision has been addressed in the Statement of Environmental Effects prepared by Kellie Shapland Town Planning, April 2017. It demonstrates that no additional off street car parking is required based on site 'credits'. Notwithstanding, as Section 4.0 outlines the limitations to providing off-street parking on the site

4.0 Limitations to off-street parking at 21 Queen Street Murwillumbah

4.1 Limited available area for parking

The site is tightly constrained by the steep embankment to the north, the footprint of the heritage-listed building and the heritage masonry wall on the street alignment. The available site area for off street parking is limited to a 4.4m wide zone of space at the eastern edge of the site that will be opened up with the demolition of the existing utility building. At best, this zone would yield 1 compliant car parking space.

4.2 Steep gradient at cross-over

Due to the change in level between the footpath and the buildings (750mm) there are two options for locating the single parking space, neither option is a safe, acceptable solution. Option A locates the parking space at street level. Option B locates the space at the building level with a 6m long 1:8 transition driveway. Both options require vehicles to reverse for either the entry or exit of the site compromising pedestrian safety. Both options severely limit the opportunity to provide essential compliant universal access and egress alongside the parking. Refer to Figure 1.

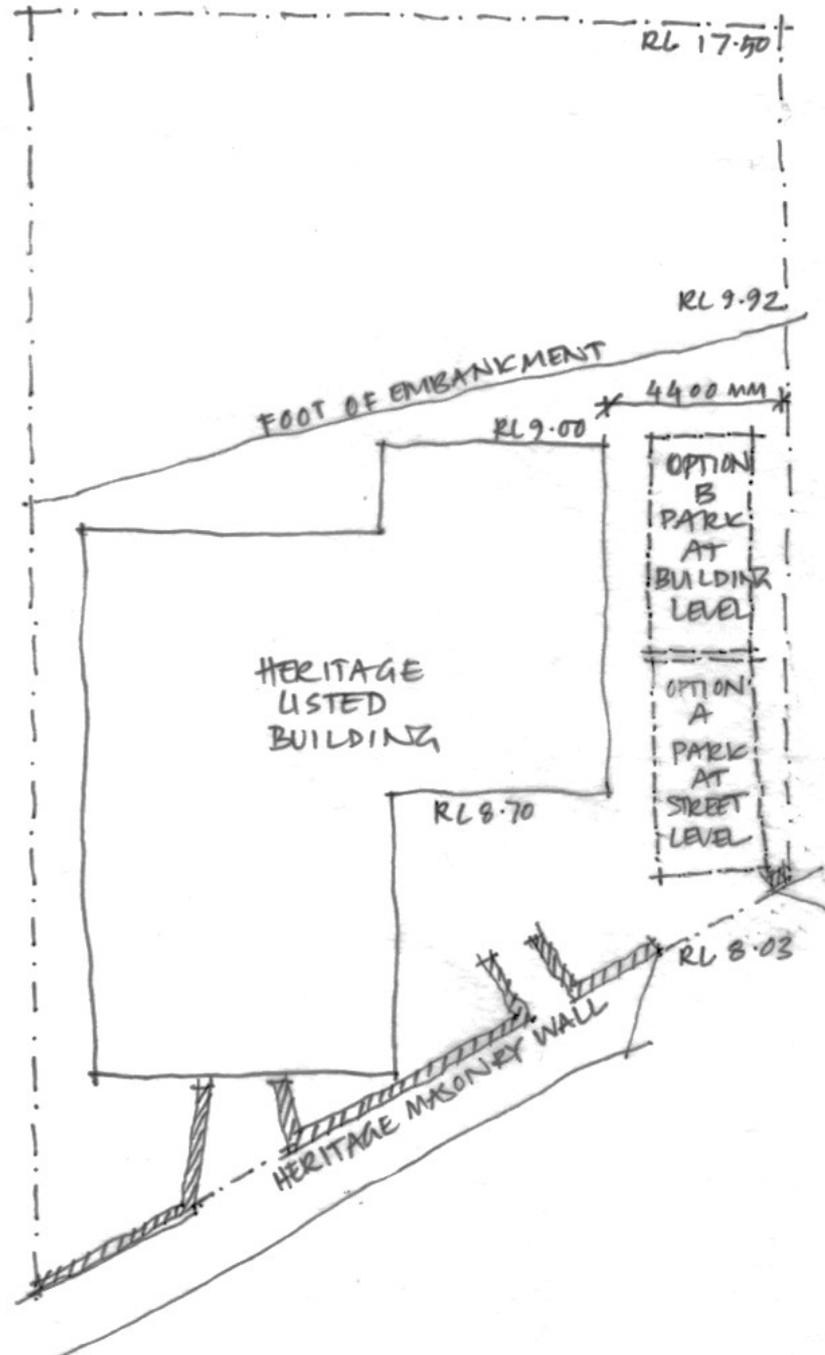


Figure 1: Diagram of site at 21 Queen Street indicating the problematic options for off-street parking

4.3 Reduced area for outdoor dining

A parking space in this location would severely reduce the available area for outdoor dining upon which the development model relies on for income generation. The development would not be viable without adequate dining area for the refreshment room.

4.4 Reduced area for universal access lift

Due to the change in level between the building and the footpath a universal access lift will be required as part of the development. The lift would be best situated at the eastern edge of the site. A parking space would limit the space available for a ramp and potentially compromise pedestrian safety due to the close proximity of vehicle and pedestrian access.

4.5 Reduced area for compliant amenities

New compliant amenities are required as part of the development. It is proposed that these are located in a new building at the base of the embankment at the eastern edge of the site. A parking space would severely limit the circulation space required to access these amenities.

5.0 Justifications for no off-street parking

5.1 Parking Credits

The Statement of environmental effects identifies that based on site credits for the historical land use, credits for parking exist. Based on these credits, no additional on-site parking is necessary. Councils DCP Section A2 - Site Access and Parking Code indicated that the concession for parking is discretionary subject to demonstrated consistency with the aims and objectives of the Code.

It is submitted that Council should use its discretion in this regard on the basis of cross utilisation of uses, existing public car parking in the area and its availability, and the benefits of the proposal to the community. These issues are outlined further below.

5.2 Cross Utilisation of spaces for the Place of Assembly and the Refreshment Room

It is proposed that the car parking credit provided by the hall would provide parking for the café/bar due to their complementary hours of use.

Location	Days	Hours
Hall (<i>Entertainment Facility</i>)	Predominantly Weekend evenings	8pm – 12am
Café/Bar (<i>Food and Drink Premises</i>)	7 days	9am – 12am

During the majority of trading hours for the café/bar, the hall will not be in use. During these times customers/staff will be utilising the parking spaces held in the hall credit. On performance nights the café/bar will primarily service the audience with meals and drinks prior to and following the show. In this scenario the parking spaces will be cross-utilised by the patrons of both facilities.

Additional parking would therefore only be required for café customers who do not attend the show on performance nights and/or staff on performance nights. It is proposed that these spaces could be taken up by existing parking in the area (refer 6.2) and/or shared with the hall parking (refer 6.3).

5.3 Use of Existing Car Parking in the Area

In the 2006 study of car parking in Murwillumbah CBD prior to the construction of the multi-storey car park on Queen Street, it states that peak usage of car parks in the centre of town was between 9am and 12pm. Since this study the multi-storey car park was built to resolve Murwillumbah parking

congestion providing a total of 277 car spaces on 3 levels. The top two levels are accessed via Queen Street, adjacent to the Salvation Army Citadel (as mentioned with pedestrian crossing from the car park to the citadel). The top two levels provide 98 covered spaces and 92 uncovered spaces.

Along Queen Street there are approximately 24 car parks predominantly located at the western end of Queen Street (closest to the main shopping area). At the eastern end of Queen Street there is free/casual car parking on the pool side of the road-allowing at least a further 12 spaces for cars to park. These car parks do not impinge on private dwellings. The citadel is located in between these metered car spaces and unmetered spaces, and is opposite the 277 space multi storey car park.

From the building owner (Rosie Evans) observation of the multi-storey car park in October 2013, from 12pm to 5pm the upper two levels of the car park (with the Queen Street access) were 50% occupied, presumably by employees and customers. After 5 pm, out of normal business hours, the upper 2 levels of the car park were less than 10% occupied.

The times at which the Citadel development will require additional parking will be in the evenings, outside of the normal business hours. Therefore, use by customers and/or staff would not impact on daytime business car park availability.

6.0 Positive Development outcomes for the Murwillumbah Community

6.1 Use of a heritage building

The proposed development will ensure the conservation of the currently disused heritage listed building. The project budget is modest and the impact that parking offset fees will have on the viability of the development is significant. The budget is adequate to reactivate the building with a modern and relevant use for the community and to ensure its conservation through continued use. Carparking contributions should not apply as the development has sufficient parking 'credit'

6.2 Tourism

According to the North Coast Destination Network (NCDN) Destination Management Plan; Northern Rivers receives highest number of international visitors in NSW outside of Sydney. This network recognises the "Tweed Coast to Canopy" has so much to offer including many with spiritual connection to this area and its significant natural resources.

Further partnership of the NCDN with Tweed Council developed the draft of the Tweed Regional Economic Strategy (October 2013) which highlights the potential for the tweed hinterland to become 'the creative cauldron' with flow on benefits for residents by improving liveability and providing another lure for local economy through the tourist dollar.

The key focus in this strategy is to raise Murwillumbah's profile as a centre of creativity given the growing creative industry base in Murwillumbah and the surrounding rural villages that already abundantly exists; and to develop a hub and studios to support this industry. The strategy uses the "Creative Spaces Model"; identifying disused and underutilised buildings, and refurbish identified buildings for creative studios.

In the Murwillumbah Business Health Check 2013 (by Destination Tweed and

The Caldera Institute) excerpt from page 33; “The Tweed Valley is home to many talented people working in the creative industries. There is considerable support and enthusiasm for the concept of developing a creative industries precinct/hub, possibly in conjunction with an arts incubator, in Murwillumbah; locations suggested include Queen Street.”

Ros Derrett found in his study of Northern Rivers Communities in 2008 that the authentic experiences visitors seek through cultural tourism allow the

tourism industry to become active in facilitating the community’s aspirations.

Tourism businesses may be economic beneficiaries of event tourism, but more are becoming interested in the capacity of community to maintain their identity, integrity and quality of life.

Festivals allow the empowerment of the artists and invigorate the cultural capital that currently exists. It enlivens what may have been a dull service sector of tourism and offers a dynamic that adds value and identifies a contemporary culture to be attractive to the special interest visitor (Wood, 1993).

As per the economic strategy for The Tweed, the Murwillumbah Business Health Check, and studies such as Derrett’s, bringing the tourist to the caldera artists and vice versa is of great economic benefit to the whole community creating cohesion and identity. Our intention for the Heritage significant Citadel on Queen Street is to be seen as an ideal venue or conduit to promote these creative industries as well as to support local business; to further attract private sector business and tourism into the area.

Regional Festivals: Nourishing community resilience: The Nature and Role of Cultural Festivals in Northern Rivers Communities; 2008; Ros Derrett; Southern Cross University;publications@SCU

6.3 Cultural Use

After consultation with residents, including musicians and artists within the caldera, and other business owners regarding commercial building vacancies and lack of local places to perform or exhibit between the hinterland and coast, we understand there is need for a venue in Murwillumbah that promotes this versatile artist industry.

As is highlighted in point 5.2 culture and tourism in this instance is intertwined and it is exactly this correlation that will help develop the culture and identity of Murwillumbah and the hinterland as the “Creative Cauldron”. We need a rendezvous point where the creative culture feels supported, has opportunity to grow and has an audience.