

**TWEED SHIRE COUNCIL  
MEETING TASK SHEET**

**User Instructions**

If necessary to view the original Report, double-click on the 'Agenda Report' blue hyperlink above.

**Action Item - COUNCIL MEETING Thursday, 18 May 2017**

Action is required for Item **39.** as per the Council Resolution outlined below.

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**TITLE: [NOM] Parking Contribution Waiver - Murwillumbah CBD/South Murwillumbah**

**Cr R Byrnes  
Cr K Milne**

**RESOLVED** that for a period of 12 months commencing 1 June 2017, a general amnesty/waiver on payment of upfront parking contribution fees or amnesty/waiver on provision of car parks under the car parking development code be provided and this amnesty/waiver be limited to a maximum of 3 (parking) spaces per new or expanding businesses in the Murwillumbah Central Business District and South Murwillumbah (specifically Prospero Street) region.

The Motion was **Carried**

**FOR VOTE - Cr R Byrnes, Cr C Cherry, Cr R Cooper, Cr K Milne, Cr P Allsop  
AGAINST VOTE - Cr W Polglase  
ABSENT. DID NOT VOTE - Cr J Owen**

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**TITLE: [NOM] Parking Contribution Waiver - Murwillumbah CBD/South Murwillumbah**

**NOTICE OF MOTION:**

**Councillor R Byrnes moves that a general amnesty/waiver on payment of upfront parking contribution fees, limited to a maximum of 5 (parking) spaces be enacted for the period of 12 months on all new businesses in the Murwillumbah Central Business District and South Murwillumbah (specifically Prospero Street) region.**

**Councillor's Background Notes**

Recommended Priority:

The intention of this motion is to stimulate economic growth in the Murwillumbah Business District following the disastrous impacts of the 2017 weather event.

Murwillumbah needs business and economic growth to rebound and thrive from this disaster. A waiver on parking contribution limited up to 5 (five) spaces will assist and attract new business opportunities in the specified area.

The cap on parking spaces is designed as an incentive for smaller businesses. The cap is also intended so there no perceived or possible exploitation by larger corporations avoiding the parking contribution and buying up free space. The intention of this motion is to favour small business, which is the backbone of the Murwillumbah economy.

Description of Project:

Nil.

**Management Comments:**

Delivery Program:

Validms



**Supporting Community Life**

**LINKAGE TO INTEGRATED PLANNING AND REPORTING FRAMEWORK:**

2	Supporting Community Life
2.5	Provide vibrant and accessible town, community and business centres
2.5.1	Encourage establishment of well located centres to provide a wide range of mixed-use retail, commercial and community services, supported by high amenity public spaces, quality urban and good access by public transport or bicycle

Contributions under Plan No.23 Offsite Parking are only imposed on new businesses in CBD locations if they are unable to meet their car parking requirements under DCP-A2 Site Access and Parking Code. Additional parking is only necessary if the proposed development (such as a change of use) is a higher parking demand generator than the previously approved land use. An example would be a change from a shop to a café or to a medical centre. Like for like changes of use (i.e. from a shop to another shop) will not generate any contributions, so is not a barrier to new business.

The contribution approach recognises that CBD land is constrained, and it is not physically possible for most sites in a CBD to be reconfigured to fit additional parking spaces to meet the additional demand. This is particularly the case in Murwillumbah where the CBD is a heritage conservation area. The contribution is used to provide centralised public facilities – in Murwillumbah this is the multi-storey carpark adjacent to the Civic Centre.

Those areas outside of the CBD, which are generally less constrained and are further removed from the centralised public car parking facilities, are expected to provide all of their car parking requirements onsite and do not have the contribution alternative. This is the case for South Murwillumbah, where there are no contributions to waive. The motion may need to be amended should the intent be that parking requirements for Prospero Street business be reduced by a maximum of 5 spaces.

The implications of the proposal are that new businesses may generate a shortfall in car parking for their staff and customers. The community has previously expressed concerns regarding parking demand, and have cited this as a potential disincentive for new businesses to establish in Murwillumbah. Options to convert parking areas in South Murwillumbah into open space were strongly opposed by the business community.

Budget/Long Term Financial Plan:

Car parking contributions in Murwillumbah are used to pay loans associated with the multi-storey car park. Aside from Council's own contributions into the plan (such as for the aquatic centre and civic centre expansions), there have been few if any instances where contributions have been received in recent years. Typical payments in representative years are shown below:

<b>Year</b>	<b>Parking Contributions - Murwillumbah</b>
2006	\$63,735
2008	\$25,494
2010	\$12,747 + \$31,814
2013	\$31,814
<b>TOTAL</b>	<b>\$165,604</b>

Legal Implications:

Nil.

Policy Implications:

Council adopted a Business Investment Policy in August 2016, which includes a range of discounts, exemptions, deferrals and incentives for employment generating businesses and small businesses. The policy currently provides a deferred payment incentive for businesses subject to car parking contributions. Any contribution waivers proposed by Council should be implemented in the form of a revision to this Policy.

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