
Brisbane CBD Off-street Casual Parking Prices 2022

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Disclaimer: This report is based on information obtained from websites of car park operators. While attempts have been made to ensure the accuracy of the information contained in this report, the Royal Automobile Club of Queensland makes no statements, representations, or guarantees about the accuracy or completeness of it.

Introduction

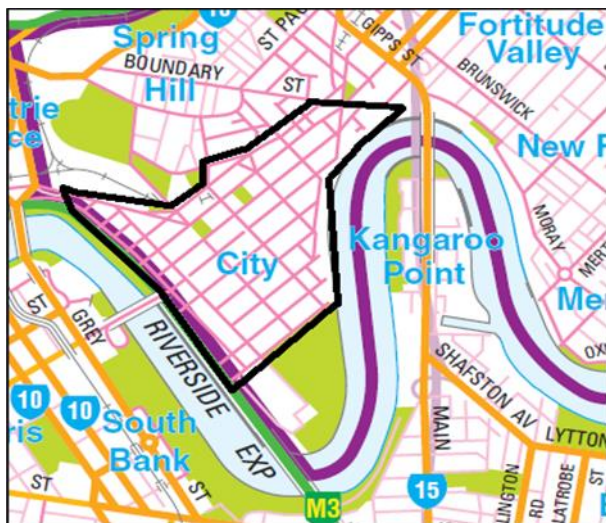
This report analyses the 2022 prices for off-street Central Business District (CBD) parking for the Brisbane CBD area and compares the cost of parking to previous years.

Off-street car parking price data was gathered by the RACQ in July 2022 from websites of parking operators with publicly available car parks and pricing within the Brisbane CBD area.

Parking price data covered weekdays and weekends and was collated by parking station and duration of stay. A consistent definition of the CBD as the core of the high density/high rise CBD area was identified for Brisbane in the inaugural survey, with the CBD parking boundaries remaining static throughout all surveys. **Brisbane CBD** has been defined as the area bound by Saul Street, Roma Street, Turbot St, Boundary St, Brisbane River, Alice Street and Riverside Expressway.

The majority of CBD parking stations in Brisbane are operated by Wilson and Secure Parking. The number of parking spaces available at each parking station was not recorded as it was often unavailable. The reported average parking rates are therefore not weighted by the number of specific car parks at each parking station. If new car parks were found to be operating within the defined CBD boundary, these were included in the latest analysis.

The reported prices are those that a motorist must pay when they pull into the car park and leave their car parked for a period of time, often called the casual user or 'drive-up' rate. Some motorists, however, choose to pre-book a car park online as substantial discounts are often available. Other motorists take advantage of early-bird rates (e.g., entry before 9am) and for many regular CBD parkers, businesses pay long term leases to ensure spaces are available.





Summary of Results

Weekday Parking Summary in Brisbane CBD

- There were three new 'flat-rate' stations added in 2022, resulting in five stations now offering a flat-rate. This caused the average (and median) prices to generally increase for short stays one hour or less, but generally decrease for stays over one hour.
- Out of the 44 stations included in the assessment in 2022, four stations generally decreased prices (substantially due to offering a daily flat-rate) while 11 stations generally increased prices.
- The most expensive maximum casual rate (per day) in Brisbane CBD is \$110 recorded at one parking station (was \$98 last year). This was for Care Park at 40 Tank Street and the \$110 charge can be accrued after 4 hours of parking. There is limited parking station competition in that area, with construction of Cross River Rail removing a number of stations in recent years.
- The overall cheapest car park in Brisbane CBD for a longer stay (daily stays 4-10hrs) is the First Parking station at Parkade 53 Albert Street at \$34 per day, however the BCC parking stations (KGS and Wickham Tce) are very close at \$35 (with no increase in recent years), and a few other flat-rate stations charge between \$35 and \$39 per day.
- Apollo Parking (222 Margaret St) and BCC stations offer cheaper short term parking (1-2hrs), with Queens Plaza and the Myer Centre not far behind.
- The weekday median price for **Early-bird** parking is \$25.50 (up \$0.50, 2%), **Night** parking is \$14.00 (up \$1.00, 7.1%) and **Weekend** parking is \$15.00 (no change). A number of stations no longer offered an Early-bird 'drive-up' rate on their websites, moving to an online booking only to access an Early-bird rate.
- The weekday median price for **Motorcycle** parking is \$10.00, the same as last year.
- Significant discounts can be found by pre-booking car park spaces online, or looking for other discounts, deals and promotions online or through apps.
- In general, savings on weekday casual parking rates can be achieved by parking near the CBD, or at South Brisbane, and travelling to the Brisbane CBD. Conversely on weekends, parking in the CBD area and travelling to South Brisbane can generally result in cheaper parking.

In the Brisbane Central Business District (CBD), motorists are paying a weekday **average** casual rate of:

- \$18.45 for 30 minutes of off-street CBD parking, \$2.11 (12.9%) increase from last year
- \$30.27 for one hour, \$1.07 (3.7%) increase from last year
- \$47.55 for two hours, \$0.37 (0.8%) increase from last year
- \$67.48 for four hours, \$1.30 (1.9%) decrease from last year
- \$70.34 for eight hours, and maximum per day, \$2.23 (3.1%) decrease from last year

In the Brisbane Central Business District (CBD), the weekday **median** casual parking rate is:

- \$15.00 for 30 minutes of off-street CBD parking, \$1.50 (10.0%) increase from last year
- \$30.00 for one hour, \$1.00 (3.3%) increase from last year
- \$48.00 for two hours, \$1.00 (2.1%) decrease from last year
- \$74.50 for four hours, \$0.50 (0.7%) decrease from last year
- \$79.00 for eight hours, and maximum per day, the same as last year

For **on-street parking**, weekdays at peak time, up to 3 hours in the CBD area - Brisbane CBD is still the cheapest at **\$5.75/hr**, an increase of 4.5% (\$0.25/hr). Melbourne CBD is next best and remained at **\$7.00/hr**, with Sydney CBD the most expensive increasing \$0.20/hr to **\$7.80/hr**.



Results and Discussion

Weekday Parking – Brisbane CBD area

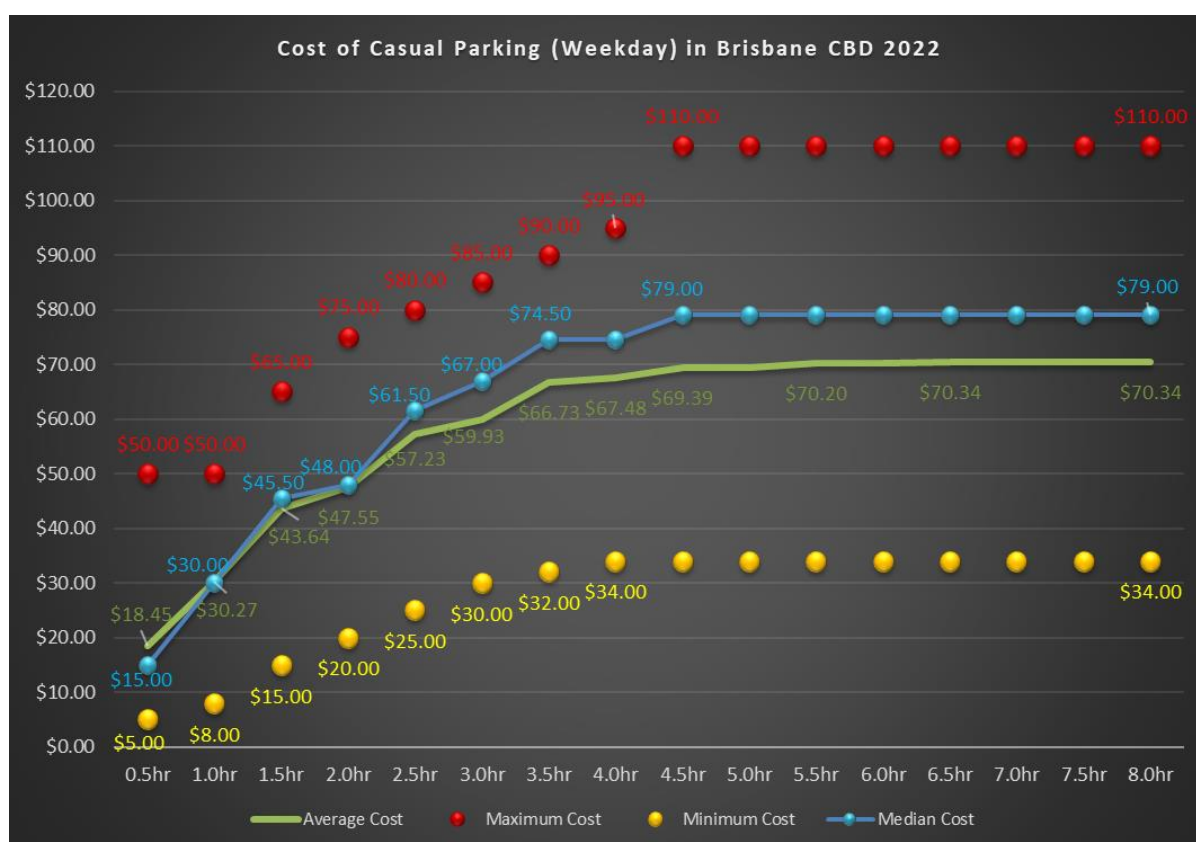
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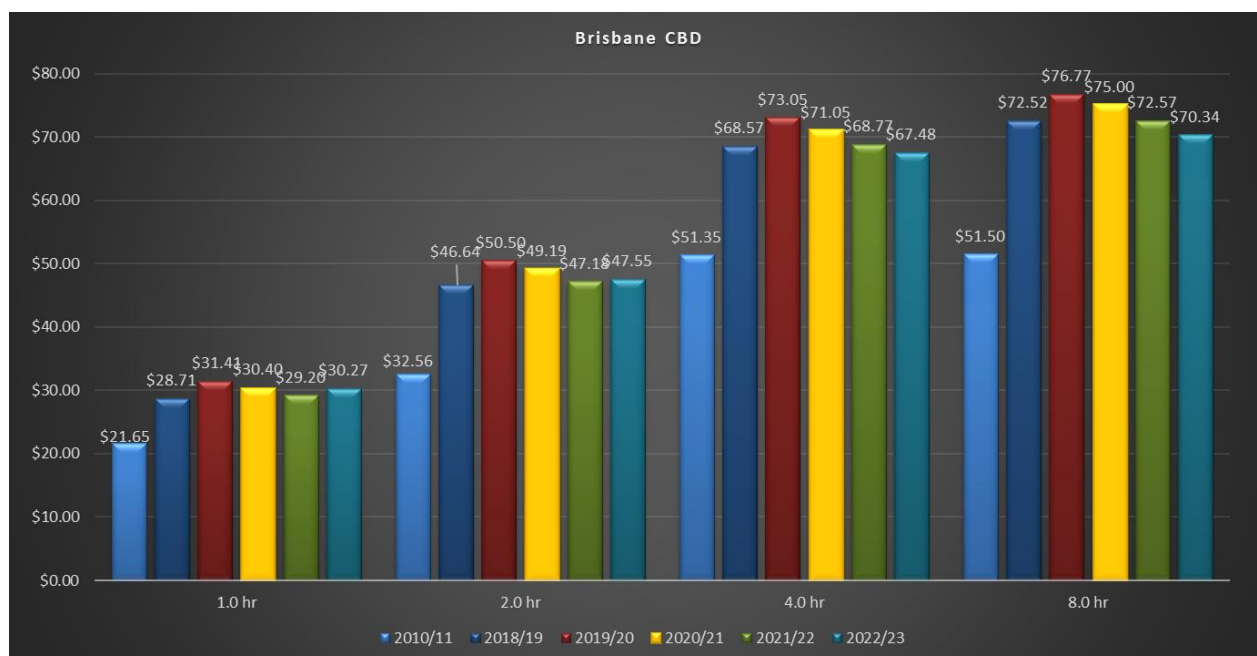
Figure 1 Cost of Parking (Weekday) in Brisbane CBD 2022





The Brisbane CBD average weekday casual parking rates for various years since the original RACQ and TTM report in 2010 is shown in Figure 2 below.

Figure 2 – Change in Average Parking Rates for Brisbane CBD area over time (weekdays)



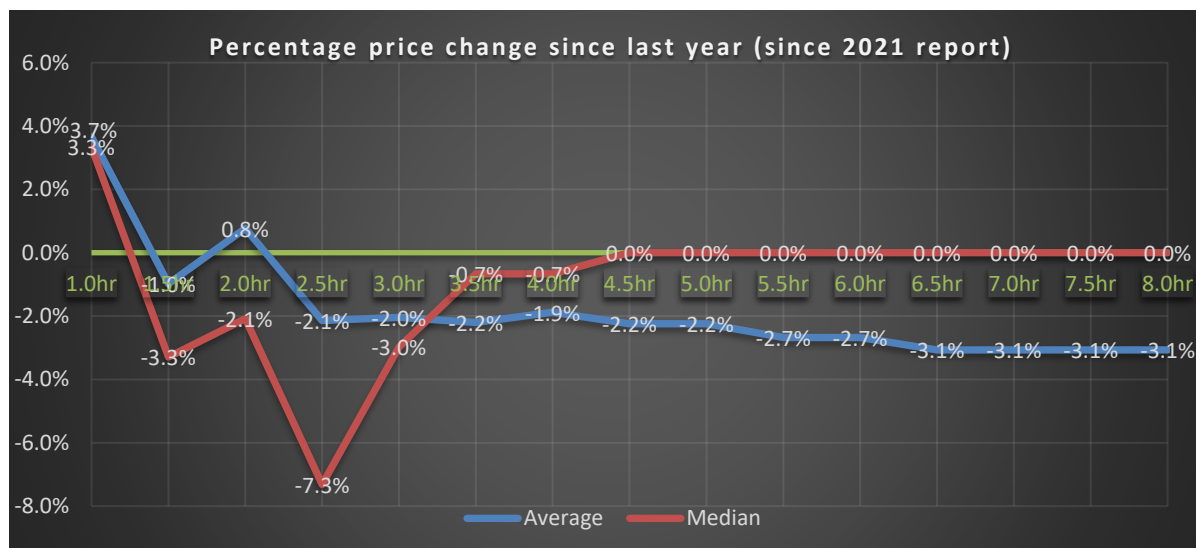
In Brisbane CBD on weekdays:

- Over the past year in Brisbane CBD casual rates have remained relatively stable.
- There were three new 'flat-rate' stations added in 2022, resulting in five stations now offering a flat-rate. This caused the average (and median) prices to generally increase for short stays one hour or less, but generally decrease for stays over one hour (see Figure 3).
- Out of the 44 stations included in the assessment in 2022, four stations generally decreased prices (substantially due to offering a daily flat-rate) while 11 stations generally increased prices.
- The most expensive maximum casual rate (per day) in Brisbane CBD is \$110 recorded at one parking station (was \$98 last year). This was for Care Park at 40 Tank Street and the \$110 charge can be accrued after 4 hours of parking. There is limited parking station competition in that area, with construction of Cross River Rail removing a number of stations in recent years.
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Figure 3 - Percentage price change since last year, Brisbane CBD



Since 2001, average weekday casual car parking rates in Brisbane's CBD have more than quadrupled¹. The overall increase may partly reflect policies that restrict parking space allocations in CBD buildings. While Brisbane off-street parking prices remain high it is worth noting that there has been a slight easing of costs in recent years for longer stays. This is generally due to new cheaper operators and new 'flat-rate' stations entering the market.

On-street parking – Brisbane, Sydney and Melbourne CBD areas

While off-street parking was the main focus of this report, an analysis of on-street parking rates (weekdays, peak time, up to 3 hours, in the core CBD area) reveals that Brisbane and Sydney has increased on-street parking prices since the previous survey.

Brisbane CBD is still the cheapest for on-street parking at \$5.75/hr, an increase of 4.5% (\$0.25/hr). Melbourne CBD is next best and remained at \$7.00/hr in this survey, with Sydney CBD the most expensive, increasing \$0.20/hr to \$7.80/hr.

There are many competing demands for on-street parking space in Brisbane CBD such as loading, bus and taxi zones, general parking and e-mobility/e-bike share spaces.

While it is a good outcome for motorists visiting the CBD in Brisbane that on-street parking rates are cheaper than in Melbourne and Sydney, this can be a double-edged sword and it is important to strike a balance between transport and congestion benefits and costs/affordability. Higher on-street rates are less affordable but can lead to lower parking demand as well as faster turnover of spaces, increasing parking availability and reducing circulating traffic and congestion within the CBD.

¹ The Price of Parking in Brisbane CBD and Comparison with Prices In Other Australian Capital Cities, RACQ/TTM 12 April 2011



Final comments

In addition to advocating for availability and reasonable costs of car parking in the inner city, RACQ also advocates for affordable and accessible public transport options to reduce the need for motorists to drive into the CBD. Both the State Government and Brisbane City Council are encouraging people to return to the Brisbane CBD for work, shopping or entertainment. The price of parking is one factor affecting how attractive visiting the Brisbane CBD is, while other steps to make public transport and cycling more attractive and accessible are also essential. Major public transport projects such as the Brisbane Metro and Cross River Rail will improve access to the CBD by public transport when they are completed. In addition, the Brisbane City Council *Green Bridges* projects and further improvements in walking and cycling infrastructure, will improve active transport options.

With population growth and development, technology improvements, and changing mobility trends like rideshare, RACQ encourages Councils to continually review on-street parking allocations to ensure a correct balance of parking, time limits and prices that meets the needs of all users. This can include introducing technology, such as in-ground sensors, to enable motorists to find the closest available on-street parking bay or loading zone and minimise congestion and circling.

RACQ welcomes the number of improvements BCC have implemented from the Brisbane Parking Taskforce in 2014. The night and weekend discounts and the 15 minute free parking at BCC's CBD parking stations and non-CBD on-street parking meters has allowed more motorists to complete quick inner city tasks outside of peak hours without incurring a high fee. Those who are able to pre-book online can also find substantial discounts at many other parking stations.

RACQ commends these efforts to date and supports further implementation of policies that improve the availability and maintain or reduce the costs of car parking in the inner city.