

STRAT0005: CAR PARKING CONTRIBUTIONS FUND POLICY

Policy Type:	Strategic Policy
Responsible Department:	Economic Development and Planning
Responsible Officer:	General Manager Economic Development and Planning
Related Policies and Procedures	Parking – Residential on-street Private car park amalgamation incentive
Date Adopted:	28 January 2003: C674 Operation - Gazette 13 Feb 2003 (page 585)
Last Council review:	26 October 2015: C290/15
Next review date:	Policy; October 2018 Contribution rate annual review; see 5.4(b)
ECM Doc Set ID:	2620146

1. POLICY STATEMENT

The City of Unley comprises an historical development pattern including original ‘main street’ strip service centres. These ‘main street’ strip origins and the historic building stock remaining from these beginnings has, to a large extent, set the pattern of development within the centres, and imposed major physical constraints to contemporary improvement, e.g. car parking. Equally though, the ‘village’ character and pedestrian amenity that is available has grown in popularity. It is valued by consumers, fostering a diversity and mixture of products, services and entertainment (restaurants and cafés) and creating invigorated ‘lifestyle’ destination precincts.

The increase in demand has led to the need to redevelop and upgrade existing building stock, change to higher intensity uses and develop under-utilised sites. However, often due to the small size and fragmented nature of land holdings, coupled with the commercial value or architecturally significant built form, on site car parking requirements can often not be met. Redevelopment proposals may exacerbate an increasing short fall in car parking within the area, but to refuse such proposals will threaten the centres’ viability and their capacity to meet these evolving needs. The attraction, economic and community benefits of these areas must be enabled to continue.

The option of a car parking fund provides an alternative, and possibly a more effective and efficient way of providing car parking on a collective basis within precincts. The Council established the Car Parking Contributions Fund (the fund) in February 2003 to assist its efforts to address this critical issue.

2. COMMUNITY GOAL

- GOAL 1** Emerging; Our Path to a Future City
New activities and technologies that support our business and residential communities
- GOAL 2** Living; Our Path to a Vibrant City
Reflecting use of culture, diversity and lifestyle
- GOAL 3** Moving; Our Path to an Accessible City
Concerning accessibility and transport

3. POLICY OBJECTIVES

To explain and support the equitable application of the car parking contributions fund.

4. PRINCIPLES

The fund is available to allow the alternative contribution of funds, in lieu of requiring full provision of on-site parking in accord with specified rates in Development Plan, which can support the facilitation of public or integrated and more efficient car parking areas, or alternative travel modes to reduce demand, within the designated areas.

5. POLICY

5.1 Creation of the Fund

(a) Name of the Fund

The account receiving payments under the policy shall be designated as the Car Parking Contributions Fund.

(b) Establishment of Fund

The fund was established in accordance with Section 50A of the Development Act, 1993, relating to the creation of a car parking fund and the Metropolitan Centres Policy and Draft Advisory Notice – Planning No. 16 produced by the Department of Planning, Transport and Infrastructure. An application was submitted to the Minister for Urban Development and Planning in December 2002, establishment endorsed by Council on 28 January 2003 and was approved by the Minister on 2 February 2003.

(c) Commencement of Fund

The fund commenced on 13 February 2003 with the publishing of a notice in the Government Gazette on that day.

The fund designated areas for Unley Road (north and south) were updated in accord with the new Urban Corridor Zone High Street (Unley Road) Policy Area per the Corridors Development Plan Amendment (DPA) approved on 31 October 2013, and the Minister for Planning approval of such amendment to the fund on 10 August 2014, and Gazetted on 11 September 2014.

- (d) Designated Areas for Fund
- (i) *Unley Road (north), Unley and Parkside*
Urban Corridor Zone – High Street (Unley Road) Policy Area 17 (north) and District Centre Zone Unley (City) Development Plan, as shown on Map Un/5 and 14.
 - (ii) *Unley Road (south), Unley, Hyde Park, Malvern and Unley Park*
Urban Corridor Zone – High Street (Unley Road) Policy Area 17 (south) Unley (City) Development Plan, as shown on Map Un/5, 9, 14 and 18.
 - (iii) *King William Road, Unley, Goodwood and Hyde Park*
Speciality Goods Centre Zone, Historic (Conservation) Zone – Centre and Mixed Use 1 Zone (up to Arthur and Union Streets Goodwood), Unley (City) Development Plan as shown on Map Un/4 and 8.
 - (iv) *Goodwood Road, Goodwood*
Neighbourhood Centre Zone, Historic (Conservation) Zone – Centre and Mixed Use 2 Zone (up to Parsons Street Goodwood), Unley (City) Development Plan, as shown on Map Un/4.
 - (v) *Glen Osmond Road Parkside*
Office 1 Zone (from Alfred Street to Fullarton Road Parkside) – Unley (City) Development Plan, as shown on Map Un/6.

5.2 Management of Fund Payments

- (a) The car parking requirements for development are to be those assessed as appropriate to the circumstances, based upon the rates prescribed in Table Un/4 of the Unley (City) Development Plan and as may be recommended by specific parking demand analysis undertaken by a qualified traffic engineer.
- (b) When a development application is submitted (whether for new development or to make alternations, additions, extensions, replacement of, or to change the use of, an existing building) and the commensurate required car parking can not be provided on the site appropriately, a cash payment to the fund in lieu of providing car parking space, may be a suitable option.
- (c) A contribution to the fund must be applied to the designated area which provided the payment.
- (d) The option is discretionary for both Council and the applicant and must be mutually negotiated and agreed as an appropriate solution.
- (e) Agreement to make a cash payment in lieu of car parking space shall be included as a part of the Planning Consent application, and if consent is granted it shall be subject to an appropriate condition. The agreement to make a cash payment in lieu shall be in a legally binding form prior to Council granting Development Approval in respect of the application.
- (f) Payment in lieu of car parking space shall be supported by a Bank Guarantee with payment to be received by Council prior to the subject building being occupied. Refer to 5.4(f).

5.3 Application of Funds Raised

- (a) Fund monies shall be primarily used for the purchase of land or interests in land and for the creation, development or improvement of parking facilities within the relevant Designated Area.
- (b) The Council's approach to managing car parking in retail precincts includes:
 - (i) optimal management of on-street car parking;
 - (ii) encouragement of integration and shared use of rear yards and/or upgrading and formalisation of spaces to increase car parking provision and/or improve utilisation efficiency;
 - (iii) purchase of land to develop public car parks when suitable sites become available in retail precincts.

5.4 Contributions to the Fund

- (a) The cash contribution is to be \$15,000 per car park.
- (b) The rate of contribution will be reviewed annually with particular attention to:
 - (i) reflecting changing land components and constructions costs in the designated areas;
 - (ii) the effectiveness of the policy in achieving its desired outcomes;
 - (iii) the contribution rate per car park relative to applicable costs;
 - (iv) the extent to which the policy provisions have been taken up; and
 - (v) the overall management of the fund.
- (c) In determining the contribution rate per car park a 50% discount to the full land and construction costs has been determined as appropriate to take into account the following factors:
 - (i) the contributor does not retain fee simple ownership of the car parking space(s) and therefore cannot trade them as an asset;
 - (ii) the occupants, clients and employees of the development cannot have reserved or guaranteed use of the spaces for which a contribution is made;
 - (iii) Council may receive income from the management of parking spaces created with the fund contributions;
 - (iv) Council may generate income in other forms through the development of air space or portions of land initially acquired with contributions;
 - (v) while the contribution funded car parking spaces and other facilities must be related to the development to provide some benefit, they will rarely be as conveniently located as spaces provided on site;
 - (vi) the fund may be used for any vehicular and pedestrian purposes (e.g. improvements to existing car parks, integration of existing areas; provision of alternative facilities such as bicycle parking, local bus service etc.) to optimise the strategic management of car parking space.

- (d) The monies received from cash payments in lieu of off street parking space shall be held by the Council in the Car Parking Contributions Reserve Fund, to be used to improve management of parking within the respective designated areas.
- (e) Payment shall be received by Council prior to the subject development being occupied, in accord with (f) below.
- (f) Payment shall be made by means of lump sum payment;
 - (i) equal to the total value required in lieu of car parking space being provided on site; or
 - (ii) equal to 50 per cent of the total value required in lieu of car parking space being provided on site, with the remainder of the contribution being paid in four equal payments at intervals no greater than six months' duration from the initial and subsequent instalments, including interest payments as agreed at the time of the development application when the fund contribution was negotiated.

5.5 Management of the Fund

- (a) To ensure there is clear record keeping and public accountability an Unley Car Parking Contributions Fund Register will be established and available for public inspection. The Register will maintain details of the following for each Designated Area:
 - (i) subject development applications;
 - (ii) car parking demand versus provision calculations and the adopted parking shortfall number required to be compensated by payment in lieu;
 - (iii) the amount of individual contributions due to be paid to the Car Parking Contributions Fund;
 - (iv) total of approved parking shortfall;
 - (v) records of payments received;
 - (vi) expenditure of fund moneys and implemented improvements;
 - (vii) total number of additional parking spaces and improved parking facilities developed by the fund.
- (b) To assist and guide the application of the fund and other initiatives for improvement of parking facilities, plans are to be developed and maintained covering each Designated Area.

5.6 Additional Funds

From time to time, Council may consider the allocation of additional funds, from either General Revenue or other sources, to the Car Parking Contributions Fund for specific purposes.

6. DEFINITIONS

Nil applicable.

7. LEGISLATION/REFERENCES

The Car Parking Contributions Fund is established and maintained pursuant to Section 50A of the *Development Act 1993*.

8. POLICY DELEGATIONS

Full information about the sub-delegated powers and duties is contained in the Council Delegations Register.

9. ROLES/RESPONSIBILITIES

The officers listed below have a primary role in applying the policy:

- General Manager Economic Development and Planning
- Manager Development and Building.
- Principal Policy Officer

10. AVAILABILITY

The policy is available for public inspection during normal office hours from;

Civic Centre
181 Unley Road
Unley SA 5061

A copy may be purchased for a fee as determined annually by Council.

It is also available for viewing, download and printing free of charge from the Council's website, www.unley.sa.gov.au

11. DOCUMENT HISTORY

Date	Council/Committee/Internal	Comment
28 Jan 2003	Council Item C674/03	Operation of Fund commenced per Gazette on 13 February 2003, page 585.
16 August 2010	CSP item 348 / 2010	
23 Aug 2010	Council C717/10	Review and new policy format. Was policy no. COU67
11 Sept 2014	Council endorsement per Item 851, 12 August 2013 based on Development Strategy and Policy Committee recommendation Item 7, 17 July 2013.	Revised designated areas for Unley Road (north and south) per Gazette on 11 September 2014, page 4351. Also reviewed policy into new format.
26 Oct 2015	Council C290/15	Was policy no. COU53

AREA I & II

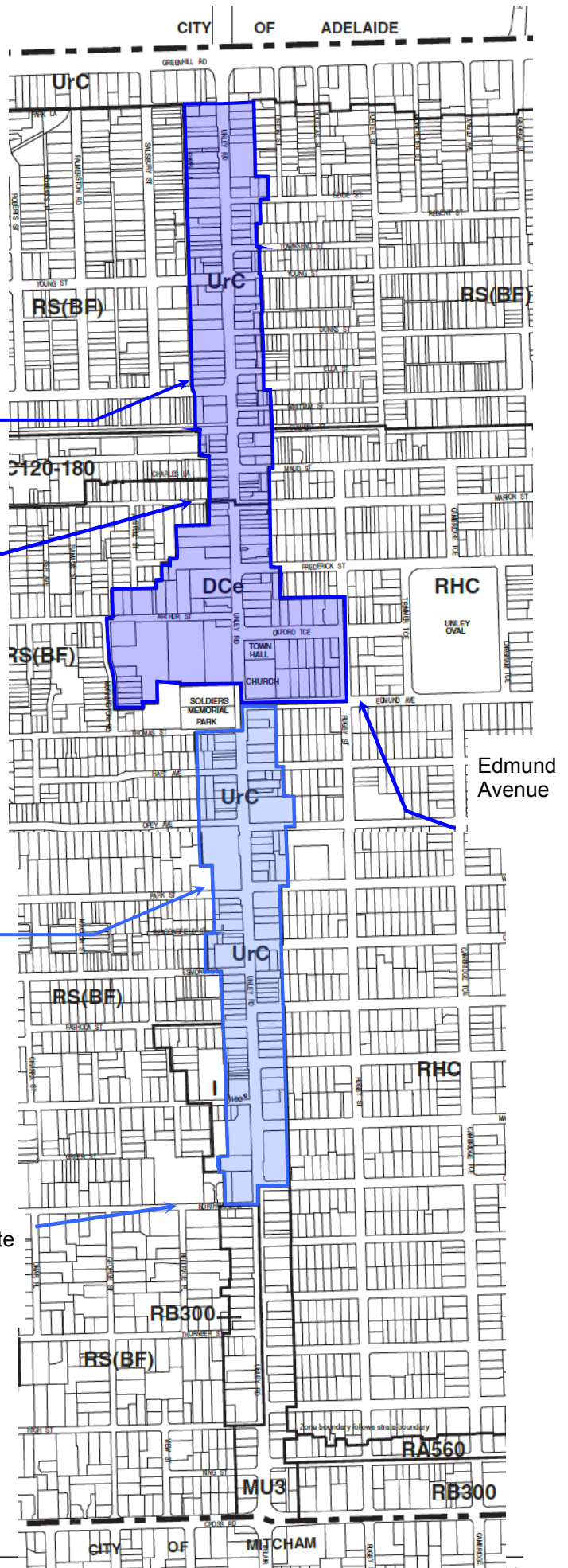
**Unley Road
(extract of Maps Un/5 and 9
Unley (City) Development Plan)
(30 January 2014)**

Area i

Mary Street

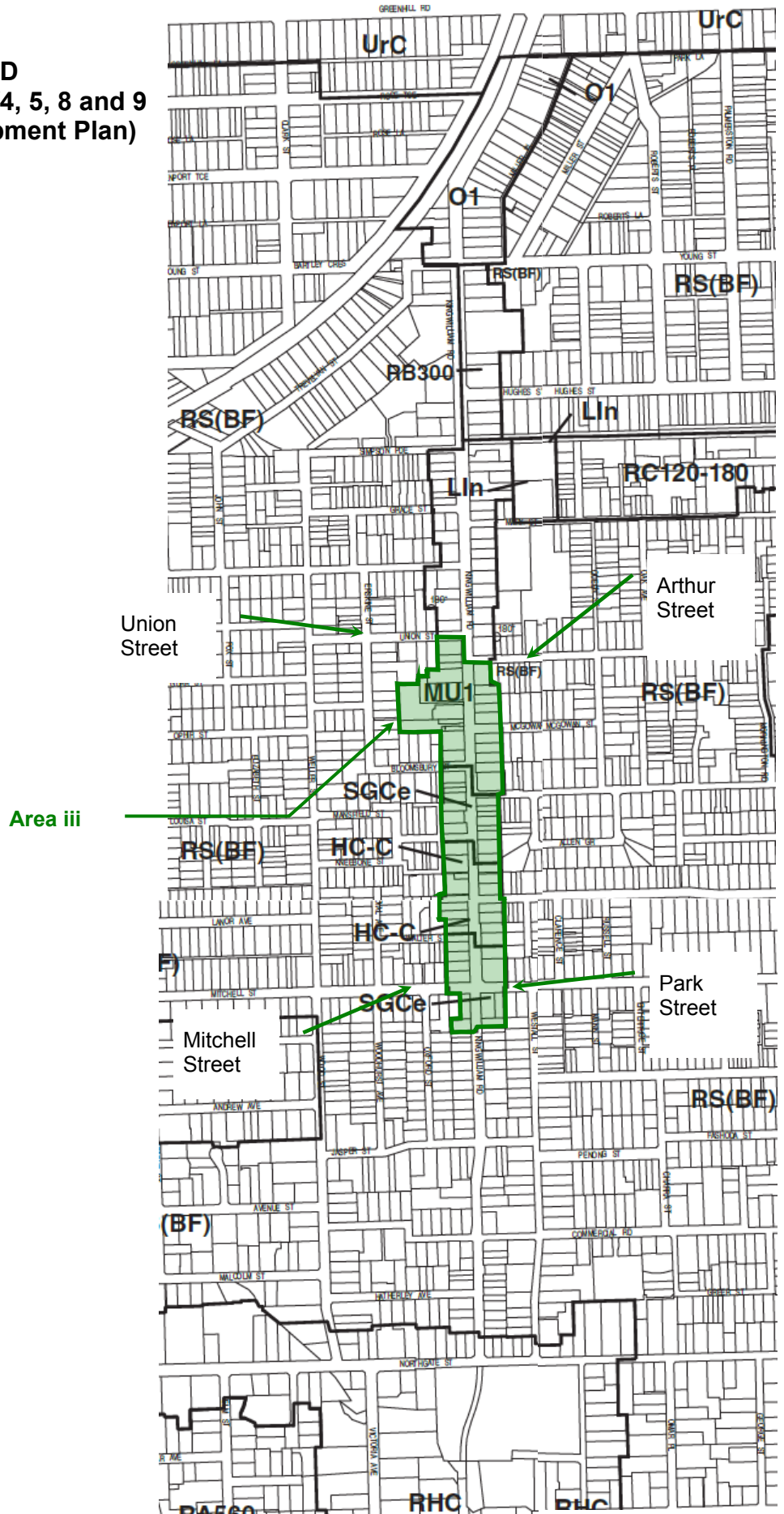
Area ii

Northgate Street



AREA III

**KING WILLIAM ROAD
(extract of Maps Un/4, 5, 8 and 9
Unley (City) Development Plan)**



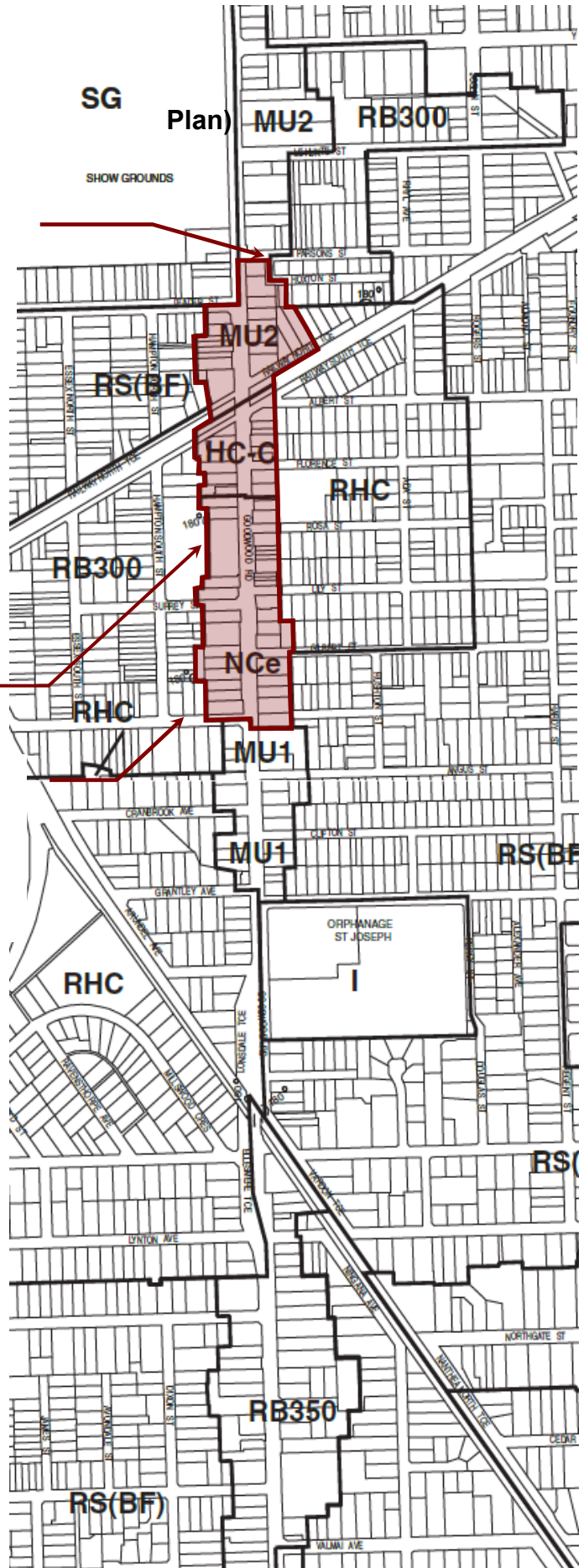
AREA IV

**GOODWOOD ROAD
(extract of Maps Un/4 and 8
Unley (City) Development
(Consolidated 30 January 2014)**

Parsons Street

Area iv

Victoria Street



AREA V

GLEN OSMOND ROAD (extract of Maps Un/6 Unley (City) Development Plan) (Consolidated 30 January 2014)

