

PRIVATE CAR PARK AMALGAMATION INCENTIVE POLICY

Policy Type	Council
Responsible Department	City Shaping
Responsible Officer	Manager Economic Development and Strategic Projects
Related Policies and Procedures	<ul style="list-style-type: none"> • On-street Parking Policy • Car Parking Contributions Fund • Discretionary Rate Rebates • Economic Development Policy
Community Plan Link	<p>1. Community Living 1.3 Our City meets the needs of all generations 1.5 Our City is connected and accessible.</p> <p>3. Economic Prosperity 3.1 Unley is recognised as an easy place to do business 3.2 Thriving main streets and other business activities operate across our City</p>
Date Originally Adopted	22 July 2013
Last Review Date	22 July 2024
Next Review Date	February 2028
ECM Document No.	9004619

1. PREAMBLE

- 1.1 Council will endeavour to improve off-street car parking accessibility, usability, efficiency and traffic movement for business precincts through facilitating the amalgamation of private car parks.

2. SCOPE

- 2.1 The amalgamation of privately owned off-street car parks will only be considered for Council support when there is clear demonstration of one or more of the following benefits:
- creating additional car parks;

- improving traffic movement efficiencies;
- increasing public awareness of underutilised car parks; and
- consistency of equitable application of car parking.

3. PURPOSE/OBJECTIVES

- 3.1 The policy guides Council's intent to encourage landowners to amalgamate privately owned rear car parks to improve the accessibility to City of Unley Business Precincts.
- 3.2 Council should play a coordinator / facilitator role to implement the long-term objective of improving car park accessibility and benefits which are realised by the amalgamation of privately owned car parks adjacent to Business Precincts.
- 3.3 The policy considers the following objectives:
- accessibility;
 - equitable system;
 - safety; and
 - improved efficiencies.
- 3.4 The policy provides a transparent and equitable methodology for determining the level of support a landowner can expect from Council as an incentive to participate.
- 3.5 This policy is based on cooperation between individual landowners and Council.

4. DEFINITIONS

- 4.1 Nil

5. ROLES AND RESPONSIBILITIES

5.1

<u>Role</u>	<u>Responsibilities</u>
Council Members	Must comply with the requirements of this Policy
Chief Executive Officer (CEO)	Promote this policy to Property Owners within the City of Unley
Executive Management Team (EMT)	Promote this policy to Property Owners within the City of Unley
Management Team	Promote this policy to Property Owners within the City of Unley
Employees	Must comply with the requirements of this Policy
Governance or Manager Economic Development and Strategic Projects	Responsible for the review and application of this Policy

- 5.2 This policy will be reviewed on a three (3) yearly cycle, with particular attention to:
- the effectiveness of the policy in achieving its desired outcomes;
 - the extent to which the policy provisions have been taken up; and
 - the overall management of the policy.

6. STATEMENT

- 6.1 There will be no property acquisition or discriminatory outcomes (i.e. blocking access) under this policy.
- 6.2 Incentives may include:
- 6.2.1 a percentage payment contribution to the cost associated with car park resurfacing treatment;
 - 6.2.2 a percentage payment of costs of ongoing maintenance, removal and disposal of fencing and / or other costs associated in achieving the desired outcome;
 - 6.2.3 a percentage payment contribution to undertake or redo car park line marking;
 - 6.2.4 additional signage including Council supplied digital signage indicating the number of car park spaces available to Business Precinct visitors;
 - 6.2.5 entering into a Land Management Agreement (LMA) with Council to share the use of the car park and enforce parking time limits following the implementation of such controls to deter all day parking;
 - 6.2.6 Council producing and distributing a parking map for the Business Precinct to assist and promote the business tenants of the subject site to attract visitors based on an increased awareness of easy accessibility; and
 - 6.2.7 applying discounts on general rates for the term of the agreement.
- 6.3 The attached framework outlines the procedures associated with the policy to encourage landowners to amalgamate privately owned rear car parks (see Attachment 1).

7. DELEGATIONS

- 7.1 Information regarding the sub-delegated powers and duties is contained in Council's Delegations Register.

8. LEGISLATION

- *Private Parking Areas Act 1986*
- *Local Government Act 1999*

9. AVAILABILITY OF POLICY

- 9.1 The Policy is available for public inspection during normal office hours at:

The 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.

10. DOCUMENT HISTORY

Date	Version No.	Comment
22 July 2013	Version 1	C820/13
26 Oct 2015	Version 2	C290/15
28 October 2019	Version 3	C0117/19
22 July 2024	Version 4	C1325/24

Procedure Framework – Car Park Amalgamation / Efficiency Gains

