

CAR PARKING CONTRIBUTIONS FUND POLICY

Policy Type	Council
Responsible Department	City Shaping
Responsible Officer	Manager Economic Development & Strategic Projects
Related Policies and Procedures	<ul style="list-style-type: none"> • On-Street Parking Policy • Private Car Park Amalgamation Incentive Policy
Community Plan Link	<ol style="list-style-type: none"> 1. Community Living <ol style="list-style-type: none"> 1.3 Our Community meets the needs of all generations 2. Environmental Stewardship <ol style="list-style-type: none"> 2.1 Unley's urban forest is maintained and improved 3. Economic Prosperity <ol style="list-style-type: none"> 3.2 Thriving main streets and other business activities operate across our City 4. Civic Leadership <ol style="list-style-type: none"> 4.1 We have strong leadership and governance
Date Originally Adopted	28 January 2003: C674
Last Review Date	December 2024
Next Review Date	July 2026
ECM Document No.	9045977

1. PREAMBLE

- 1.1.** 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.
- 1.2.** 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.

- 1.3. 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.
- 1.4. The fund is available to allow the alternative contribution of funds, in lieu of requiring full provision of on-site parking in accordance with the Planning and Design Code, 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.

2. SCOPE

- 2.1. This policy is applicable to all developments in the City of Unley as outlined in Section 6.1.4 'Designated Areas for Fund' and the following applies:
- 2.2. Off-street car parking requirements cannot be achieved for the development in accordance with the Development Application Process.
- The relevant planning authority and the applicant agree to make a cash contribution to the Car Parking Fund in lieu of providing the required number of on-site car parking spaces for the proposed development.

3. PURPOSE/OBJECTIVES

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

4. DEFINITIONS

<u>Term</u>	<u>Definition</u>
Designated Area	The whole of the areas outlined in Section 6.1.4
Car Parking Fund	Fund where contributions are accepted, in accordance with the Council's Development Plan requirements for car park spaces where they are not provided on site

5. ROLES AND RESPONSIBILITIES

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

- General Manager City Shaping
- Manager Development and Regulatory
- Manager Economic Development and Strategic Projects

<u>Role</u>	<u>Responsibilities</u>
Council Members	Approve and uphold this policy
Chief Executive Officer (CEO)	Uphold this policy and monitor funds and expenditure
Executive Leadership Team (ELT)	Uphold this policy and monitor funds and expenditure
Senior Leadership Team	Uphold this policy during development applications to ensure they are compliant to this policy
Employees	Uphold this policy during development applications to ensure they are compliant to this policy
General Manager City Shaping	Allocation of funds to programs and projects within appropriate designated area.

6. STATEMENT

6.1. Creation of the Fund

6.1.1. Name of the Fund

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

6.1.2. 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.

6.1.3. 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.

6.1.4. Designated Areas for Fund

6.1.4.1. *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.

6.1.4.2. *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.

6.1.4.3. *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.

6.1.4.4. *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.

6.1.4.5. *Glen Osmond Road Parkside*

Office 1 Zone (from Alfred Street to Fullarton Road Parkside) – Unley (City) Development Plan, as shown on Map Un/6.

6.2. Management of Fund Payments

- 6.2.1. 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.
- 6.2.2. 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 cannot be provided on the site appropriately, a cash payment to the fund in lieu of providing car parking space, may be a suitable option.
- 6.2.3. A contribution to the fund must be applied to the designated area which provided the payment.
- 6.2.4. The option is discretionary for both Council and the applicant and must be mutually negotiated and agreed as an appropriate solution.
- 6.2.5. 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.
- 6.2.6. 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).

6.3. Application of Funds Raised

- 6.3.1. 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.
- 6.3.2. The Council's approach to managing car parking in retail precincts includes:
 - 6.3.2.1. optimal management of on-street car parking;
 - 6.3.2.2. 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;
 - 6.3.2.3. purchase of land to develop public car parks when suitable sites become available in retail precincts.

6.4. Contributions to the Fund

- 6.4.1. The cash contribution is to be \$15,000 per car park and will be provided within the Fees and Charges Register each year.
- 6.4.2. The rate of contribution will be reviewed annually with particular attention to:
 - 6.4.2.1. reflecting changing land components and constructions costs in the designated areas;
 - 6.4.2.2. the effectiveness of the policy in achieving its desired outcomes;
 - 6.4.2.3. the contribution rate per car park relative to applicable costs;
 - 6.4.2.4. the extent to which the policy provisions have been taken up; and
 - 6.4.2.5. the overall management of the fund.

- 6.4.3. 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:
 - 6.4.3.1. the contributor does not retain fee simple ownership of the car parking space(s) and therefore cannot trade them as an asset;
 - 6.4.3.2. the occupants, clients and employees of the development cannot have reserved or guaranteed use of the spaces for which a contribution is made;
 - 6.4.3.3. Council may receive income from the management of parking spaces created with the fund contributions;
 - 6.4.3.4. Council may generate income in other forms through the development of air space or portions of land initially acquired with contributions;
 - 6.4.3.5. 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;
 - 6.4.3.6. 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.
- 6.4.4. 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.
- 6.4.5. Payment shall be received by Council prior to the subject development being occupied, in accord with (f) below.
- 6.4.6. Payment shall be made by means of lump sum payment;
 - 6.4.6.1. equal to the total value required in lieu of car parking space being provided on site; or
 - 6.4.6.2. 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.

6.5. Management of the Fund

- 6.5.1. 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:
 - 6.5.1.1. subject development applications;
 - 6.5.1.2. car parking demand versus provision calculations and the adopted parking shortfall number required to be compensated by payment in lieu;
 - 6.5.1.3. the amount of individual contributions due to be paid to the Car Parking Contributions Fund;
 - 6.5.1.4. total of approved parking shortfall;
 - 6.5.1.5. records of payments received;

- 6.5.1.6. expenditure of fund moneys and implemented improvements;
- 6.5.1.7. total number of additional parking spaces and improved parking facilities developed by the fund.
- 6.5.2. 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.

6.6. Additional Funds

- 6.6.1. 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.

7. DELEGATIONS

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

8. AVAILABILITY OF POLICY

- 8.1. 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.

9. DOCUMENT HISTORY

Date	Version No.	Comment
28 January 2003	Version 1	Council Item C674/03 Operation of Fund commenced per Gazette on 13 February 2003, page 585.
23 August 2010	Version 2	Council C717/10 Review and new policy format. Was policy no. COU67
11 September 2014	Version 4	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 October 2015	Version 5	Council Item C290/15
9 December 2024	Version 6	C1463/24