



Access to Council's Off Street Car Parking Development Fund Policy

Adopted by Council

22 November 2011

Contents

1	PURPOSE	1
2	SCOPE	1
3	DEFINITIONS	1
4	LEGISLATIVE AND CORPORATE REQUIREMENTS	1
5	POLICY STATEMENT	2
6	APPLICATION OF POLICY	2
7	REVIEW	3
8	ACCESS TO THE MANUAL	3
9	FURTHER INFORMATION	3

1 Purpose

- 1.1 The Off Street Car Parking Development Fund Policy (the Policy) provides direction on the role of the Off Street Car Parking Development Fund and outlines in what circumstances funds may be accessed.

2 Scope

- 2.1 This Policy will apply to any areas designated within Council's Development Plan as being areas identified for shared car parking.
- 2.2 The policy applies separate to any process required pursuant to the Development Act 1993.

3 Definitions

- 3.1 **Fund** – Council's Off Street Car Parking Development Fund

4 Legislative and Corporate Requirements

- 4.1 The Policy is to be read and implemented in conjunction with the requirements of the following:
- 4.1.1 Section 50A of the Development Act 1993.
- 4.1.2 City of Prospect Development Plan.

5 Policy Statement

- 5.1 The Fund is provided as a means of accepting payment in lieu of the provision of car parking spaces. Offers of payment into the Fund of up to \$9000 per space may be made in association with a development application where the car parking requirement, as deemed by Council's Development Assessment Panel (DAP) or planning staff, is not proposed to be physically accommodated on site (or an adjacent site) in association with a proposal.
- 5.2 Acceptance of offers for payment into the Fund to offset car parking shortfalls will be at the discretion solely of the assessing planning officer or the DAP. Offers may be rejected in lieu of the requirement to physically provide car parking spaces.
- 5.3 In the event an offer is made and accepted Council retains the sole right to determine where funds are spent. Council will utilise the funds in line with its legislative obligations as outlined in the Development Act and its strategic objectives.

6 Application of Policy

- 6.1 Applications /proposals to access Funds will be assessed with respect to their merit, and most particularly, in line with the priority objectives/requirements below:

Mandatory

- 6.1.1 Land owners prepared to sign legally binding agreements to ensure car parking areas remain open to the public at all times and at no cost.

Preferred

- 6.1.2 Construction of new shared car parks over two or more properties.
- 6.1.3 Construction of new rear of shop car parks on a single property.
- 6.1.4 Improvements to existing car parks.
- 6.2 Applications should provide the following:
 - 6.2.1 Clear detail of full costs associated with the proposal.
 - 6.2.2 Portion of proposal to be funded by the applicant.
 - 6.2.3 Portion of the proposal to be funded by Council.
 - 6.2.4 Acceptance of requirement to sign a legally binding document to ensure car parking areas remain open to the public at all times and at no cost.
 - 6.2.5 Clear site drawings of the proposal.
 - 6.2.6 Any related information that demonstrates the proposals merit when considered against Council's objectives as they relate to car parking provision off-street.

7 Review

- 7.1 The Policy will be reviewed in line with Council's Corporate Governance Framework.

8 Access to the Policy

- 8.1 The Policy is available for public inspection on Council's website www.prospect.sa.gov.au and from Customer Service at the Civic Centre, 128 Prospect Road, Prospect SA 5082.

9 Further Information

- 9.1 For further information about the Policy please contact:

Director Community & Planning
City of Prospect
128 Prospect Road
Prospect SA 5082

Ph 8269 5355
Email admin@prospect.sa.gov.au