



Car Parking Contribution Policy

Responsible Officer	Chief Executive Officer
Relevant Delegations	Director Development and Community
Legislation and References	Local Government Act 1999 Development Act 1993 Planning, Development and Infrastructure Act 2016

1. INTRODUCTION

The Policy's purpose is to articulate to applicants / developers who are unable to accommodate the required car parking within their site, what financial contribution they are required to make to Council to accommodate external car parking.

2. POLICY

2.1 This policy shall apply in the following designated areas:

- an area coinciding with the zone boundaries of the District Town Centre, Commercial Zones and Industrial Zone - Archer Place Policy Area 1 in Clare.
- an area coinciding with the zone boundaries of the Town Centre Zone in Auburn.
- an area coinciding with the zone boundaries of the Town Centre Zone in Saddleworth.
- an area coinciding with the zone boundaries of the Town Centre Zone in Riverton.

2.2 The Policy applies to the equivalent zones under the new Planning and Design Code that will be implemented in April 2020.

2.3 A contribution shall be based on \$3,500 per car space required under the development plan provisions, offered as an alternative or part alternative to the development plan provisions where these cannot realistically be met.

2.4 The policy will only apply when a new development results in an increase in car parking demand associated with development as detailed below:

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- Demolition of existing building and new building constructed with a larger footprint (and a potential land use change).
- Land use change with a resulting higher Off Street Vehicle Parking Requirement as identified within the Development Plan or Planning and Design Code, for example, an 'Office' (1 car park per 25 square metres of total floor area) converted to a 'shop' (1 car park per 15 square metres floor area).
- An increase in floor area.

2.5 If a developer seeks an exemption to any of the requirements of the policy, the planning officer may request a traffic report justifying why an exemption should be considered.

2.6 The contribution proceeds shall be expended within the designated areas for new car parking facilities or to fund the maintenance, operation or improvements of existing car parking facilities.

3. REVIEW OF POLICY

Council will review the policy every 4 years.

The public may inspect a copy of this policy without charge at the Council offices during office hours and may obtain a copy for a fee fixed by Council

The policy is also available on Council's website www.claregilbertvalleys.sa.gov.au

4. Document History

Approved by	Issue Date	Minute Reference – Details of Review
CGVC	17/10/11	New policy adopted by Council
CGVC	01/11/15	Reviewed by Council
CGVC	21/10/19	Reviewed by Council

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