



MOUNT BARKER
DISTRICT COUNCIL

TITLE: CAR PARKING CONTRIBUTION FUND POLICY

REFERENCE NUMBER:	DOC/18/47519
RESPONSIBLE OFFICER/ DEPARTMENT:	Planning Policy and Strategy
APPLICABLE LEGISLATION:	<i>Development Act 1993</i>
MOUNT BARKER 2035 – DISTRICT STRATEGIC PLAN:	EP 1.3 <i>Collaborate on new infrastructure investment to underpin economic development</i> UE 2.1 <i>Provide and advocate for transport options that promotes and enables accessibility and connectivity</i> UE 4.2 <i>Encourage retail, hospitality and commercial office activities</i>
RELATED POLICIES:	<ul style="list-style-type: none">• Nil
SUPPORTING PROCEDURES:	<ul style="list-style-type: none">• Nil
PREVIOUS REVIEW DATES:	17 December 2012
ENDORSED BY COUNCIL:	6 August 2018
MINUTE RESOLUTION NUMBER:	OM20180806.12
NEXT REVIEW DATE:	6 August 2021

1. PURPOSE

Mount Barker District Council has established a Car Parking Contribution Fund which makes it possible for applicants to make a financial contribution in lieu of providing on-site car parking spaces.

Money contained in the Fund is used by Council to improve, increase or maintain car parking facilities or enhance transport facilities to reduce the need or demand for car parking within the designated area.

The primary policy objectives of this Policy is to provide alternative means for the provision of car parking within the Designated Area on a collective basis.

2. SCOPE

This Policy is applicable to all developers in the Regional Town Centre Zone as described below.

The Policy applies in the whole of the Regional Town Centre Zone of the Mount Barker Council Development Plan. Proposed developments in this area may satisfy car parking requirements as set out in the Council's Development Plan by making a financial contribution to the Car Parking Fund in lieu of providing on-site car parking spaces.

3. DEFINITIONS

Designated area shall mean the whole of the area within the Regional Town Centre Zone of the Mount Barker Council Development Plan.

4. ROLES & RESPONSIBILITIES

Council:

- Approve and adopt/update policy.

Chief Executive Officer:

- Monitor balance of funds and expenditure.

General Managers:

- Monitor balance of funds and expenditure.

Planning Policy and Strategy Manager

- Update policy as required.

5. POLICY STATEMENT

SPECIFIC POLICY INFORMATION

Designated Area

This Policy applies in the whole of the Regional Town Centre Zone of the Mount Barker Council Development Plan.

Establishment of the Fund

The Fund commenced on Thursday 13 January 2005 with the publishing of a notice in the Government Gazette. The Fund was established in accordance with Section 50A of the *Development Act, 1993*.

How the Fund Operates

The car parking requirements for development are based upon the rates listed in Table MtB/3 of the Mount Barker (DC) Development Plan.

The option is discretionary for both Council and the applicant, with both parties been required to agree that this is the appropriate action. Council will invoice the applicant the required contribution to the Fund. Payment to the Fund will be required prior to Council issuing final Development Approval.

Contributions to the Fund

The cash contribution per car park space is \$25,666 inc GST. The contribution will be indexed annually by the latest Adelaide CPI as part of Council's annual review of Fees and Charges each July. This represents 75% of actual land and construction costs of new car parking in Mount Barker District Council. Contributors should be aware that:

- The contributor does not retain fee simple ownership of the car parking space(s) and therefore cannot trade them as an asset.
- The occupants, clients and employees of the development cannot have reserved or guaranteed use of the spaces for which a contribution is made.
- The contribution funded car parking spaces will be located the Mount Barker Regional Town Centre Zone.

Contributions to the Fund

The Car Parking Fund can be used to:

- Provide new car parking facilities in the designated areas.
- Pay for the maintenance of existing car parking facilities in the designated area.
- Establish, maintain or improve transport facilities where this would reduce the demand for car parking facilities, such as bike facilities and promoting public transport.

6. REVIEW

This Policy will be reviewed every three (3) years or earlier in the event of changes to legislation or related Policies and Procedures or if deemed necessary by Planning Policy and Strategy.

7. ACCESS TO THE POLICY

The Policy is available for public inspection at the Customer Service Centre, at the Local Government Centre, 6 Dutton Road, Mount Barker, South Australia and on the Council's website www.mountbarker.sa.gov.au.

8. FURTHER INFORMATION

For further information on this Policy, please contact:

Title: Planning Policy and Strategy

Address: PO Box 54, Mount Barker
South Australia, SA, 5251

Telephone: (08) 8391 7200

Email: Council@MountBarker.sa.gov.au