

Car Parking Fund Contribution Scheme

Who should read this guide?

Anyone who is applying for development approval which does not meet Council's parking requirements.

Background

Section 50A of the *Development Act 1993* allows councils to establish a Car Parking Fund. The intent of the fund is to improve the planning outcomes of developments where it is problematic to accommodate their full car parking requirements on site.

Contributions to the fund (a one-off payment) are at the discretion of the applicant; however they will deliver or afford benefits to applicants by providing flexibility around Council's requirements for car parking provision. In some cases, a contribution to the fund may assist in Council's view of the feasibility of an applicant's proposed development.

The Car Parking Fund is only one response to car parking provision required to satisfy the *Adelaide (City) Development Plan* requirements.

Car parking numbers will still continue to be considered for applications against the relevant provisions of the *Development Plan*. The application of the Car Parking Fund will involve consideration of the nature of the proposed development and the associated parking shortfall.

Importantly, if Council considers that a proposal is significantly inadequate, based on relevant *Development Plan* provisions and associated impacts, then the development application may not be approved, irrespective of the applicant's willingness to contribute to the Car Parking Fund.

Car Park Contribution Areas

The Car Parking Fund applies to land within three designated areas: Mainstreet (O'Connell) Zone, Mainstreet (Melbourne East) Zone and Mainstreet (Hutt) Zone of the *Development Plan*.

Contribution Amount

The contribution for each car parking space that applies to the three areas:

- Mainstreet (Hutt) Zone: \$24,000 (GST exempt)
- Mainstreet (O'Connell) Zone: \$31,500 (GST exempt)
- Mainstreet (Melbourne East) Zone: \$31,500 (GST exempt)

How is the Contribution Spent?

Contributions made to the Car Parking Fund by the applicant in lieu of on-site parking are used by Council to derive community benefit through the development of:

- new or improved car parking facilities
- alternative transport systems (such as shuttle buses)
- upgrades to, and/or the provision of, transport infrastructure e.g. bus services, bicycle lanes, and public realm upgrades.

Further Information

This information is provided as a general guide only and may not be relevant to your specific circumstances.

For further information or to discuss your specific requirements, please contact Council's Development Assessment team on **08 8203 7185** or d.planner@cityofadelaide.com.au.

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Car Parking Assessment Scenario

Assessments of car parking for a proposed development (and putting aside the other considerations relevant to the assessment of an application) will fall into one of the following scenarios:

Assessments also examine other circumstances relating to proposals, including the nature of the locality, the availability of on-street car parking, the nature of the proposed use, and possible impacts on other uses within the locality.

