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## 1. PREAMBLE

The City of Holdfast Bay established the 'Holdfast Bay Car Parking Contributions Fund' (the Fund) in 2002 in accordance with section 50A of the *Development Act 1993*. With the introduction of the *Planning, Development and Infrastructure 2016*, the 'Holdfast Bay Car Parking Contributions Fund' is constituted under section 197 of that Act.

The Fund applies within a designated area; specifically the District Centre Zone, Glenelg Policy Area 2, as detailed in the Holdfast Bay Council Development Plan or the Urban Corridor (Main Street) Zone of the Planning and Design Code. 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.

The monies contained within the Fund are applied by the 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.

### 1.1 Background

The Glenelg District Centre is the primary focus of business and community life for residents of the Glenelg area as well as a broader catchment. In addition to these roles, the Centre and its environs offers significant local, district, regional and state wide tourist, entertainment and recreational features unique to South Australia.

Business (including retail) and tourist activities can create a significant demand for car parking. Due to the small size and fragmented nature of land holdings within the Centre, on-site car parking requirements specified within the Holdfast Bay Council Development Plan or the Planning and Design Code often cannot be met.

Approval of development proposals which do not meet on-site car parking will likely exacerbate an increasing short fall in car parking within the area and may impact upon the future trading capacity of the Centre. Alternatively, to refuse such proposals could threaten the ability of the Centre to meet the needs of the catchment and to revitalise and expand upon the unique attractions of the area.

# HOLDFAST BAY CAR PARKING CONTRIBUTIONS FUND POLICY

The Holdfast Bay Car Parking Contributions Fund therefore enables development proponents that cannot satisfy car parking requirements in the District Centre Zone, Glenelg Policy Area 2 of the Council's Development Plan or the Urban Corridor (Main Street) Zone of the Planning and Design Code, to make a financial contribution to the Fund in lieu of providing on-site car parking spaces.

## 1.2 Purpose

The purpose of the Policy is to clarify when a development proponent may provide a cash contribution through the Holdfast Bay Car Parking Contributions Fund in-lieu of providing required on-site parking within the District Centre Zone, Glenelg Policy Area 2 or the Urban Corridor (Main Street) Zone.

## 1.3 Scope

This Policy will apply when a development application is proposed on land located in the District Centre Zone, Glenelg Policy Area 2 as defined by the Holdfast Bay Council Development Plan or the Urban Corridor (Main Street) Zone, and all of the following applies:

- a. Off-street vehicle parking requirements cannot be achieved for the development in accordance with the Development Plan or the Planning and Design Code;
- b. The relevant planning authority and the applicant agree that the applicant will 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.

This Policy will not apply when a development application is proposed on land located in the District Centre Zone, Glenelg Policy Area 2 or the Urban Corridor (Main Street) Zone and comprises a change of use from a shop to a restaurant or café where the premises were previously used for that purpose (within ten years of the application for a change of use).

## 1.4 Definitions

*Development Act 1993* means the core legislation enacted by the South Australian Parliament and establishes the planning and development system framework and many of the processes required to be followed within that framework.

*Development Plan* means the document that contains the planning controls that guide what can and cannot be developed in a council area. Planning authorities use these planning controls to assess new development proposals.

*Planning, Development and Infrastructure Act 2016* means the legislation that replaces the Development Act 1993 which is enacted by the South Australian Parliament and establishes the planning and development system framework and many of the processes required to be followed within that framework.

# HOLDFAST BAY CAR PARKING CONTRIBUTIONS FUND POLICY

*Planning and Design Code* means the online planning system that guides what can and cannot be developed in a council area. Planning authorities use these planning controls to assess new development proposals.

## 1.5 Strategic Reference

Placemaking: Creating vibrant and safe places

Placemaking: Developing walkable connected neighbourhoods

Placemaking: Building character and celebrating history

Community: Providing welcoming and accessible facilities

Culture: Supporting excellent, efficient operations

## 2. PRINCIPLES

- 2.1 The Holdfast Bay Car Parking Contributions Fund (Fund) applies within a designated area; specifically the District Centre Zone, Glenelg Policy Area 2, as detailed in the Holdfast Bay Council Development Plan or the Urban Corridor (Main Street) Zone of the Planning and Design Code.
- 2.2 Proposed developments in this area may satisfy car parking requirements as set out in the Council's Development Plan or the Urban Corridor (Main Street) Zone of the Planning and Design Code by making a financial contribution to the Fund in lieu of providing on-site car parking spaces.
- 2.3 Council recognises that decisions on contributions to the Fund are made by the Council acting as a relevant authority under the Development Act 1993 and, in accordance with section 34(23) of that Act, and as such, decisions cannot be made by the elected body of the Council.
- 2.4 Council is committed to encouraging business development within the District Centre Zone, Glenelg Policy Area 2 and the Urban Corridor (Main Street) Zone.

## 3. REFERENCES

### 3.1 Legislation

- *Development Act 1993*
- *Development Regulations 2008*
- *Planning, Development and Infrastructure Act 2016*
- *Planning, Development and Infrastructure (General) Regulations 2017*

### 3.2 Other References

- Holdfast Bay Council Development Plan
- Planning and Design Code