



## CAR PARKING AND CASH IN LIEU

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\*This Policy has been reclassified under GTC 12 – Policy Governance. A cover sheet with the new title and classification is provided. The content of the previous policy No.16. remains extant until review.

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## Introduction

The report recommends that Council sets a fixed rate as a cash contribution to be paid by developers of land in those cases where car parking is not provided.

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## Policy Statement

The planning scheme sets parking requirements in the case of every development, specifying on the basis of floor area the number of car spaces to be provided with every development proposal.

The scheme also provides that where those parking spaces cannot be provided on the site, or in those cases where it is deemed inappropriate to do so, then the Council may require that an amount of money be provided to the Council in lieu.

Council has in the past applied this policy but it is most important that the contribution amount reflects the actual cost of car parking construction.

As part of the development strategy, it is proposed that a vehicle parking strategy be developed which identifies appropriate areas within or adjacent to the commercial precinct where community parking can be developed. Contributions collected by Council can then be applied to the acquisition and redevelopment of these sites.

The strategy will be presented for Councils consideration in accordance with the Operational plan requirements.

It is usual that the contribution be calculated on the basis of two components:

- *Construction component*, including seal, drainage, line marking, signage, lighting, landscape etc, and
- *Land component*, market value/ purchase costs.

It is estimated value and therefore contribution amount is calculated to be approximately \$2,500.00 per car space.

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## Link to Strategic Plan

### **George Town Council Strategic Plan 2012-2017**

#### **Goal 5 – To plan, develop, enhance and maintain a quality built environment based on sustainability principles**

*Strategy: Develop and implement asset maintenance plans for roads and civil infrastructure.*

*Objective: Maintain our asset management system.*

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## Legislation

George Town Planning Scheme 1991 requires that car parking spaces be provided with every development, but allows discretion as to how this is provided. The scheme also provides Council with the discretion to waive the provision of parking in appropriate circumstances.

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## Scope of Policy

If Council is to continue where appropriate to require cash in lieu contributions for the provision of car parking, then the amount should reflect the actual development cost so as to ensure that adequate parking can be provided to a level which enhances the physical and economic environment of the Municipality.

Council may at its' discretion vary the amount or requirements for parking, provided compliance with the planning scheme is maintained, but it is most important that the initial rate set is reflective of actual costs and that future developers are treated with equality in the application of the requirement.

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## Application of Policy - Council

That Council sets as it's rate for the cash in lieu provision of car parking, an amount of \$2,500.00 per space in accordance with the requirements of the planning scheme.

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## Implementation of Policy

That Council sets as its rate for the cash in lieu provision of car parking, an amount of \$2,500.00 per space in accordance with the requirements of the planning scheme and that funds received be placed in a reserve account for the development and upgrading of car parks.

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## Responsibility

Responsibility for the operation of this Policy rests with the General Manager.