



**POLICY No 3
CAR PARKING
CONTRIBUTIONS**



DOUGLAS SHIRE COUNCIL PLANNING SCHEME POLICY NO 3

Car Parking Contributions

Intent

The intent of this Policy is to specify the circumstances in which a contribution may be made in lieu of providing car parking on site in association with a development in accordance with the amounts payable detailed in the Council's Schedule of Fees and Charges.

Objectives

The objectives of this Policy are:

- to enable the Council to require/accept a monetary contribution in lieu of providing on site car parking in certain circumstance; and
- to ensure that the circumstances under which the Council may require/accept a monetary contribution are clearly identified.

Circumstances when the Council may Require a Contribution

The Council may require a car parking contribution for a development in the following locations:

- A development site located within the designated Tourist Centre of Port Douglas, as identified on the Locality Map.

OR

- A development site located within the designated Town Centre of Mossman, as identified on the Locality Map.

The Council may require a contribution in lieu of providing on site car parking in the Tourist Centre of Port Douglas and the Town Centre of Mossman, in the following circumstances:

- to minimise pedestrian and vehicular conflict;
- where the construction of a car parking area, because of its proposed location, is unlikely to be well patronised;
- for commercial development, in particular, in Macrossan Street Port Douglas;



The proportion of car parking required to be contributed in the locations and circumstances listed above will be determined by the Council on a site by site basis.

Circumstances when the Council may Accept a Contribution

The Council may accept a car parking contribution for a development site anywhere in the Shire where:

- the construction of a car parking area, in part, is not preferred because of existing constraints on a development site; and
- the request to accept a contribution is accompanied by a Report prepared by a suitably qualified Traffic Engineer, substantiating the request.

The Council will only accept a contribution for a maximum of 20% of the total car parking required for the development

UNLESS OTHERWISE STATED IN THE PLANNING SCHEME, OR

a Report prepared by a suitably qualified Traffic Engineer confirms that any additional shortfall over and above the 20% short fall does not compromise the function of the development and will not cause car parking/traffic conflict off site, in proximity to the development.

In this instance, the Council will make the final determination with regard to the percentage of car parking for which a contribution will be accepted.

Amount of Contribution Applicable

The amount of the contribution is as prescribed in the Council's Schedule of Fees and Charges.

The quantum amount of the contributions may be updated by Council resolution from time to time.

Time of Payment

All car parking contribution payments will be required to be paid prior to the issue of a Building Permit for the development of the site to which the contribution relates. The car parking contribution rate payable will be the rate applicable at the time a Building Permit is sought.

OR

There is a formal Infrastructure Agreement between Council and the proponent which addresses the deficit in parking spaces.

OR



Where a lesser number of spaces than the number prescribed in Schedule 1 of the Vehicle Parking and Access Code is proposed, the proponent provides a Parking Assessment/Survey prepared by a suitably qualified Traffic Engineer that:

- provides a clear and consistent methodology for the calculation of parking demand for any existing uses and for the proposed uses;
- presents a valid rationale that is justified by the outcomes of the Parking Assessment/Survey of existing premises and similar uses in the Shire;
- provides details of all parking to be provided on the site;
- demonstrates that the parking proposed to be provided satisfies the relevant Performance Criteria/Criterion of the Vehicle Parking and Access Code.

ADOPTED: 21 August , 2006.
COMMENCEMENT: 04 September , 2006.
DUE FOR REVIEW: June , 2007.
REVOKED/SUPERSEDED ,