



## **PLANNING SCHEME POLICY No. 5**

### **CARPARKING CONTRIBUTIONS**

#### ***Background***

Section 6.4(viii) of the Planning Scheme for Warwick Shire defines the legal basis on which Council can require a contribution towards a short fall in the provision of onsite carparking for a purpose as required by Council's Planning Scheme.

The Planning Scheme states in part:

*6.4 (viii) Council may vary the required number of car parking spaces giving consideration to whether more or less provision is justified having regard to:*

- the circumstances of the case;*
- car spaces that are available on nearby land and approved by Council; and*
- whether the short fall can be satisfactorily offset by the imposition of a charge in accordance with the relevant infrastructure charges plan or planning scheme policy.*

Applications for variation of carparking spaces will be considered on the merits of the particular case having regard to a full consideration of the provisions of the Planning Scheme. This policy does not imply that Council will approve a variation of carparking.

#### ***Intent***

The intent of this policy is to prescribe the amount of monetary contribution to be provided in lieu of carparking spaces in accordance with Section 6.4 (viii) of the Planning Scheme and how the amount has been determined.

#### ***Area of Application of Policy***

This policy only applies in the City Centre, City Frame and City East Land Use Areas as these are the only areas where Council provides major public carparking areas and proposes to continue to upgrade and provide additional carparks.

For applications seeking variation to the required number of carparking spaces in other Land Use Areas, Council will not require a contribution towards carparking. However, Council may require as a condition of development that the applicant carry out upgrading of existing carparking or construction of carparking spaces on roads or land under Council's control in lieu of the provision of some or all of the carparking space that are not to be provided on the development site.

#### ***Calculation of Contribution***

In determining the amount of carparking contribution Council considered both the cost of land and the estimated construction cost of the carpark. The following table summaries the costing for the construction of both a large and a small carpark and the land costs per square metre on a low, high and average basis.

CARPARKING SIZE	SMALL			LARGE		
	Low	High	Average	Low	High	Average
Land Cost/m <sup>2</sup>	\$85	\$180	\$125	\$85	\$180	\$125
Land Cost/Space	\$3740	\$7920	\$5500	\$2625	\$5900	\$4100
Construction Cost/Space	\$2900	\$2900	\$2900	\$1900	\$1900	\$1900
<b>TOTAL COST/SPACE</b>	<b>\$6640</b>	<b>\$10820</b>	<b>\$8400</b>	<b>\$4525</b>	<b>\$7800</b>	<b>\$6000</b>

- Notes: 1. Construction costs include design, site preparation works, earthworks, pavement, kerbs and medians, drainage, signage, landscaping, fencing and lighting (costs, November 2001).
2. Property sales in and around Warwick CBD were assessed to establish land costs/m<sup>2</sup> (Assessment October 2001).

These estimated costs were considered by Council at its meeting of 29 November 2001, wherein Council resolved not to set the amount of carparking contribution to recover the full estimated cost of construction and land costs. As an incentive to aid development Council has reduced the contribution amount per space.

The amount of carpark contribution is **\$2000 per car space** in the City Centre, City East and City Frame Land Use Areas for applications to vary the required number of carparking spaces where Council approves the application but requires a contribution to offset the short fall of carparking onsite.

### ***Use of Contributions***

Contributions paid in accordance with the Planning Scheme Policy will be held in trust by Council and will be used towards upgrading public carparking in the areas within and adjacent to the Warwick City Centre. The contribution could be used for any of the following works or a combination of these works:

- Acquisition of land;
- Construction of new carparking spaces;
- Upgrading of existing off street and on-street parking areas so as to maximise the efficiency or use of the carparks; and
- Other associated works that will improve public carparking.