

Pine Rivers Shire Council

Planning Scheme Policy

PSP2 Car Parking Contributions for Existing Premises
Converting to More Intensive Uses



Planning Scheme Policy for Pine Rivers Shire

PSP2 Car Parking Contributions for Existing Premises Converting to More Intensive Uses

ADOPTION

Pine Rivers Shire Council adopted this planning scheme policy on 19 June 2006.

COMMENCEMENT

This planning scheme policy took effect from 15 December 2006.

I, Ray Burton, Chief Executive Officer, of the Pine Rivers Shire Council, hereby certify that this document is a true copy of the original.

Ray Burton
Chief Executive Officer

PSP2 - CAR PARKING CONTRIBUTIONS FOR EXISTING PREMISES CONVERTING TO MORE INTENSIVE USES

HEAD OF POWER

This policy is a document that supports the planning scheme for the Shire and has been made by Council using the process prescribed in Chapter 2, Part 1, Division 5 of the *Integrated Planning Act 1997*.

OBJECTIVE

The purpose of this policy is to:-

- (1) prescribe those circumstances under which Council may accept a monetary contribution towards provision of car parking in lieu of the development proponent providing the additional car parking required under the planning scheme for the new use;
- (2) provide details of the contribution charges rates and the methods of determining the amount of contribution payable; and
- (3) state the time for payment of the contributions.

DEFINITIONS/APPLICATION

Application

This policy applies where:-

- (1) car parking facilities serving existing premises are, in Council's opinion, generally underutilized; and
- (2) a development proponent seeks to commence a new use on the existing premises where additional car parking spaces to those currently available would normally be required for the new use under the planning scheme; and
- (3) the development proponent has sought to pay to Council a monetary contribution in lieu of the construction of the additional car parking spaces normally required under the planning scheme.

Definitions

Unless otherwise indicated in this policy, all terms used have the meanings prescribed in Chapter 7 of the Planning Scheme for the Shire.

POLICY STATEMENT

(1) Use of Council's Discretion

Under this policy, Council may, having regard to all relevant factors including the availability of car parking in the area and the affect on the amenity of the locality:-

- (a) refuse to allow a contribution at the rate set in this policy; or
- (b) require all or part of the additional car parking spaces to be provided on the premises.

However, it is Council's general policy that for development within a business zone, it will accept a contribution in accordance with this policy towards the cost of providing car parking as a condition of:-

- (c) a development permit pursuant to the Integrated Planning Act 1997 in respect of a development application for a material change of use; or
- (d) a preliminary approval of a development application to which Section 3.1.6 of the Integrated Planning Act 1997 applies, where the preliminary approval prescribes self assessable status for the development;

(2) Times for Payment of Contributions

The contribution shall be paid by the developer before the new use commences.



(3) Monetary Contribution

The contribution charge rates effective from 1 July 2003 are shown in Table 1. The contribution charge rate shall be adjusted to provide for inflationary factors in line with movements in the Consumer Price Index (All Groups-Brisbane) from the effective date (1 July 2003) to the time of payment.

Locality	Charge Rate per additional car parking space not provided on the premises
Albany Creek	\$7,278.00
Arana Hills	\$7,278.00
Kallangur	\$7,278.00
Lawnton	\$7,278.00
Petrie	\$7,278.00
Strathpine	\$7,278.00
Other Localities	To be determined with each application (min. 50% of nearest locality rate)

REVIEW TRIGGERS

This policy is reviewed internally for applicability, continuing effect and consistency with planning scheme and other legislative provisions when any of the following occurs:-

- (1) the planning scheme is amended;
- (2) the planning scheme is replaced by a new planning scheme;
- (3) amendments which affect the allowable scope and effect of a planning scheme policy are made to the Integrated Planning Act 1997; and
- (4) other circumstances as determined from time to time by a resolution of Council.

RESPONSIBILITY

This policy is to be:-

- (1) implemented by the Manager, Development Services; and
- (2) reviewed and amended in accordance with the "Review Triggers" by the Manager, Strategic Direction in consultation with the Manager, Development Services.