

GUNNEDAH CBD PARKING

Developer Contributions Plan 2023

Adopted 17 April 2024

Resolution 9.4/24

PART 1 – INTRODUCTION

NAME OF THE PLAN

This Contributions Plan has been prepared in accordance with the provisions of Section 7.12 of the *Environmental Planning and Assessment Act 1979* (EP Act) and may be referred to as the Gunnedah CBD Parking Developer Contributions Plan 2023.

This plan came into force on 17 April 2024.

PURPOSE OF THE PLAN

The purpose of this plan is to enable Council to require a contribution towards the provision of car parking and embellishment of car parking in the Gunnedah CBD.

The intent of this Contributions Plan is to support redevelopment of constrained sites that may have challenges spatially and geometrically with providing their required parking supply. Application of this Plan will be considered on a case-by-case basis. Parking contributions will not be applied as a method of deferring the costs of providing off-street parking supply where it is considered that a development site can practically provide parking to meet its minimum parking requirements.

AREA TO WHICH THE PLAN APPLIES

The plan applies to all land within the Gunnedah CBD Area as shown in Map 1.

RELATIONSHIP TO OTHER PLANS AND POLICIES

This plan supplements Local Environmental Plan 2012, and the Gunnedah Development Control Plan 2012.

FORMULA FOR DETERMINING CONTRIBUTIONS

The formula to be used for the calculation of contributions is as set out below.

$$\text{Contribution} = \frac{C}{S}$$

Where:

C = Cost of construction and/or improvement of the car parking facilities

S = Total number of car parking spaces to be provided and/or upgraded to meet the projected increase in demand

DEFERRED OR PERIODIC PAYMENTS

Where an applicant wishes to seek a deferral of contributions payable they should consult Councils current "Deferred Developer Contributions Policy"

INDEXING OF CONTRIBUTION RATES

Council will review the contribution rates to ensure that the monetary contributions reflect the costs associated with the provision of the car parking.

The contribution rates will be reviewed on the basis of movements in the Consumer Price Index, All Groups Sydney, as published by the Australian Bureau of Statistics in accordance with the following formula:

$$RC = C \left(\frac{\text{Current index}}{\text{Previous index}} \right)$$

Where:

RC = Revised contribution rate per car park applicable at the time of payment

C = Previous contribution rate

Current index is the Consumer Price Index at the date of review of the contribution.

Previous index is the Consumer Price index as listed in Table 1 or applicable at the time of issue of the consent.

The Council may also review the works schedule inclusions, and the estimate of costs of the car parking facilities, or other aspects relating to the Contributions Plan.

PART 2 – STRATEGY PLANS

CAUSAL NEXUS

The anticipated increase in commercial and retail development within the Gunnedah CBD will place a greater demand on public car parking areas. This will require:

- The provision of additional public car parking facilities, which are not currently available in the Gunnedah CBD
- Improvement and embellishment of existing public car parking areas through resurfacing, line marking, signage, and other associated works

Existing public parking within the Gunnedah CBD area can be categorised into one of the two following categories:

- on-street parking
- off-street parking

DEMAND

Commercial and retail development generates a demand for car parking to facilitate operation of their activities. This Contributions Plan aims to provide funding for convenient public car parking spaces within the Gunnedah CBD.

With the proposed redevelopment of the CBD area, and growth of the residential sector in the CBD area and surrounds it is anticipated that additional commercial and retail development will occur within the CBD area.

A proportion of the demand for car parking generated as a result of increased development will need to be provided on-site. However, where it is not possible to provide off street car parking Council may accept a contribution from the developer in lieu of on-site car parking spaces. The provision of car parking within the CBD area is to be in accordance with the Gunnedah Development Control Plan 2012.

PHYSICAL NEXUS

This plan identifies the location of the proposed car parking facilities and existing parking facilities for improvement within the Gunnedah CBD area (refer Map 2).

Application of the Funds Money paid to the Council under a condition authorised by this plan is to be applied by the Council towards meeting the cost of the public amenities or services that will be or have been provided within the area as listed Table 1 and Map 2.

The location of the proposed works is considered to be in good proximity to the areas within the Business Zones where future retail and commercial development are expected to occur.

While the priorities for the expenditure of the contributions are shown in Table 1 and Map 2, this Plan expressly authorises monetary contributions paid to be pooled and applied (progressively or otherwise) for other improvements that increase the car parking capacity or that enhance the usability of existing parking facilities.

Examples of other types of projects that may be funded through contributions include:

- Reconfiguration of parking space locations and time restrictions in car parking areas
- Construction of new at-grade car parks on public land that is currently used for other purposes.

TEMPORAL NEXUS

Car parking facilities required as a consequence of anticipated development in the short term are included in the works schedule. Timing for the provision of these works is reliant on the take-up rate for commercial/retail floorspace development, which will generate a requirement for additional car parking spaces and/or increase demand on existing car park facilities.

PARKING SUPPLY AND FACILITIES

The implementation of the works provided for in this contribution plan will result in the provision of additional car parking spaces and improvements to existing facilities for the streets and facilities noted in Table 1. Refer to Map 2 for location of works.

Table 1: PUBLIC PARKING FACILITIES AND WORKS / FACILITY IMPROVEMENTS

Car Park Facility	Works and Facility Improvement	Estimated Future Parking Supply	Estimated Works Cost
Tempest Street	Provision of hard surface angled car parking including kerb and gutter, drainage, and line marking to create additional angled parking and connection to nearby existing footpath facilities	~78	\$187,879
Chandos Street	Formalisation of angled car parking with signage and line marking	~126	\$17,332
Bloomfield Street	Provision of hard surface angled car parking including line marking, kerb adjustments and connection to existing nearby footpath facilities	~33	\$208,072
Marquis Street	Formalisation of angled car parking with signage and line marking, installation of loading zones and kerb ramps	~115	\$32,163
Souris Car Park (Little Conadilly Street)	Reconfiguration of car park islands, circulation, resurfacing and line marking to improve efficiency of car park and create additional supply	~51	\$253,291
Zantiotis Car Park (Marquis Street)	Resurfacing, reconfiguration and line marking of car park to improve efficiency, create additional supply and upgrade disabled parking to latest standards.	~44	\$220,070
Comino Car Park (Little Conadilly Street)	Resurfacing, reconfiguration and line marking of car park to improve efficiency, create additional supply and upgrade disabled parking to latest standards.	~40	\$191,583

Car Park Facility	Works and Facility Improvement	Estimated Future Parking Supply	Estimated Works Cost
Kepreotes Car Park (Little Barber Street)	Resurfacing and line marking of car park to formalise and improve parking provisions.	~14	\$106,194
Casey Car Park (Little Barber Street)	Resurfacing, reconfiguration and line marking of car park to improve efficiency, create additional supply and upgrade disabled parking to latest standards.	~62	\$244,386

MAP 2: PROPOSED LOCATION OF GUNNEDAH CAR PARKING FACILITIES



Base Map Source: Six Maps NSW Government

NOTE: All parking for residential development is to be provided on-site. Where parking for retail or commercial development cannot be provided on site the parking is to be levied by contributions to parking in the areas indicated by this plan.

In assessing a development application Council Officers will determine the total number of car parking spaces that must be provided on-site and the total number of car parking spaces for which a monetary contribution may be accepted in lieu of on-site provision.

The maximum number of car parking spaces for which a monetary contribution will be accepted in lieu of on-site provision shall also be determined in accordance with Table 2.

TABLE 2: PROPORTION OF CAR PARKING SPACES FOR MONETARY CONTRIBUTIONS

Parking Space Requirement	Proportion of car parking spaces for which a monetary contribution may be accepted
0-5 spaces	Up to 100%
5-10 spaces	Up to 75%
10-15 spaces	Up to 50%
15-20 spaces	Up to 25%
20-25 spaces	Up to 10%

COST OF WORKS

The total cost of works to be funded under this plan is \$1,460,971. The works include the provision of hard surface car parking including kerb and gutter, line marking, and signage associated with the reconfiguration of parking. Design and supervision costs are included in the costs. Therefore, the contribution rate can be calculated as follows:

$$\text{Contribution} = \frac{C}{S}$$

Where:

C = Cost and improvement the car parking facilities

S = Estimated total number of car parks subject to works and improvements

$$\text{Contribution} = \frac{\$1,460,971}{563}$$

= \$2,595 per parking space.

WORKS SCHEDULE

The works schedule provides for the reconfiguration of car parking in the locations as shown in Map 2 and summarised in Table 3. Works include provision of hard surface on road car parking, line marking, drainage relocation, and kerb and gutter works.

The works will result in a total of 563 car parks compared with the existing supply of approximately 532 car parks.

This Plan expressly authorises monetary contributions paid to be pooled and applied (progressively or otherwise) for other improvements that increase the car parking capacity or that enhance the usability of existing parking facilities.

TABLE 3: INDEXING FACTORS FOR CAR PARKING

Contribution Type	Indexation Basis	Index	Date Applied
Car parking	CPI	<insert>	<insert>