

Town of Gawler Town Centre Car Parking Fund



In 2001 the State Government amended the Development Act to make provision for Councils to establish Car Parking Funds to assist with the development of car parking in designated areas (Section 50A Development Act).

Main Street Centres such as Gawler have a development pattern and form that was established prior to the dominance of motor vehicle transport for travel. Without convenient car parking provision, these Centres operate with a significant economic disadvantage compared to suburban-style shopping centres, or regional competitors where parking is widely available.

To deal with the car parking issues within the Town Centre the Town of Gawler has implemented a number of initiatives, one of which includes the implementation of a Car Parking Fund to assist in improving car parking in the Gawler Town Centre.

Car Parking Fund

Creation of a Car Parking Fund in the Town Centre Zone allows the applicant to substitute on-site car parking requirements, required under the Development Plan. A payment as specified by the requirements of the legislation is used in lieu of providing on-site car parking. These funds are used to assist in providing public parking which will be developed by Council in strategic locations.

By transferring a developer's car parking obligations to Council through payment of a contribution a developer can significantly increase the development capacity of a site. A car parking contribution can reduce direct development costs of providing car parking on the site. Therefore, because the contribution to the Car Parking Fund is substantially less than the real cost of providing car parking and it can be used to leverage development capacity it operates as a development incentive and not a penalty.

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Town Centre Character

The financial incentives provided through the contribution scheme mean more private land along key streets in the Town Centre will be available for development (mainly retail development). The visual character, vibrancy, and convenience of these key retail streets will benefit from additional street-front retail development in the typical Main Street style, and concurrently public car parking being centralized in key locations.

Car Park Fund Projects

Council has used funds generated from the Town Centre Car Parking Fund in the construction of the Multi-Level Car park (\$200,000) in Finnis Street and in the construction of the Eleventh Street Car Park (\$348,000) and associated works, which in total has resulted in the establishment of 317 car parks.

Council will continually keep reviewing new opportunities for strategic car parking projects and identifying locations for new car parking.

What information do I need to make an Application?

In order for Council to consider a request an applicant MUST:

1. Be located within the Town Centre Historic (Conservation) Zone as Gazetted.
2. Take an offer to Council to make a payment, in line with the current Gazetted costs, in lieu of on-site provisions as part of a new development application. Council Staff will consider this application and decide whether or not it is appropriate.
3. Enter into a bank guarantee to support any offer for a financial payment in lieu of car parking (prior to issue of Development Plan Consent).

