

**ALICE SPRINGS TOWN COUNCIL**

**PARKING CONTRIBUTION PLAN 2009**

**PREPARED PURSUANT TO  
SECTION 68 OF THE NT *PLANNING ACT***

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**1. Introduction**

This Contribution Plan has been prepared by the Alice Springs Town Council pursuant to Section 68 of the *Planning Act*, as in force 16 September 2009, was made by the Council at its Ordinary Meeting on the 30<sup>th</sup> November 2009. The Alice Springs Town Council Parking Contribution Plan 2009 came into effect on the 16<sup>th</sup> December 2009 when advertised in the Government Gazette.

The process for preparation of the Alice Springs Town Council Parking Contribution Plan includes (pursuant to Section 68 of the *Planning Act*), included public exhibition, for a period not less than 28 days, consideration of submissions received, and making a Contribution Plan, and giving notice of the making of a Contribution Plan in the Government Gazette.

A draft Parking Contribution Plan was placed on public exhibition during October 2009, when public submissions were invited. (Refer Council Minutes for previous decisions made at meetings held on 28<sup>th</sup> September 2009).

**2. Background**

The *Planning Act* makes empowers Council to require the payment of parking contributions by developers in lieu of the provision of car parking spaces, as required for the development by the Alice Springs Town Plan. The Act also requires the Council to make a "contribution plan" for each respective "policy area" pursuant to Section 69(3) of the Planning Act.

The Contribution Plan is intended to apply as follows:

(i) Policy Area A (CBD Precinct)

That area of land bounded on the east by Leichhardt Terrace, on the north by Wills Terrace, on the west by the Stuart Highway and on the south by Stott Terrace to Bath Street and on the west by Bath Street and on the south by Stuart Terrace, and including by a line following the southern boundary of lots 902 and 911 to Leichhardt Terrace; and

(ii) Parking Contributions, Policy Area A (CBD Precinct)

A parking contribution will be payable pursuant to Section 71 of the Planning Act where a condition has been made on a development permit; the parking contribution payable per parking space as follows:

- Policy Area A: \$6,830

**3. The Contribution Plan**

The following information with regard to the Alice Springs Town Council Parking Contribution Plan 2009 is presented pursuant to Section 69 of the *Planning Act*.

Item	Policy Area A
s.69(3)(a) - location of land	That area of land bounded on the east by Leichhardt Terrace, on the north by Wills Terrace, on the west by the Stuart Highway and on the south by Stott Terrace to Bath Street and on the west by Bath Street and on the south by Stuart Terrace, and including by a line following the southern boundary of lots 902 and 911 to Leichhardt Terrace  (Refer map on page 6)
s.69(3)(b) - land uses of area or common identifiable characteristics	Generally retail and office use (existing Central Business District)
s.69(3)(c) - anticipated future development of the area or land	Redevelopment leading to consolidation and increased density of occupation.
s.69(3)(d) - public car parking that is or will be required on the area of land  Note: Future demand for parking will be influenced by population growth.	<p><u>0 to 5 years</u></p> <ul style="list-style-type: none"> <li>• Develop surface level parking at the Civic Centre.</li> <li>• Upgrade Leichhardt Terrace and formalise parking in the road reserve, Parsons Street to Wills Terrace, and remove informal parking in Todd River Reserve.</li> <li>• Review time restrictions for on-street parking in core CBD.</li> <li>• Review existing parking arrangement to increase parking efficiency and improve traffic flow.</li> </ul> <p><u>5 to 10 years</u></p> <ul style="list-style-type: none"> <li>• Impose time restrictions to most/all on-street parking.</li> </ul> <p><u>More than 10 years</u></p> <ul style="list-style-type: none"> <li>• Investigate needs for multi-level parking facilities.</li> </ul>
s.69(4)(a) - description of public car parking that is or will be required.	Refer above
s.69(4)(b) - statement of the intended order in which works relating to development of car parking are to occur.	<ol style="list-style-type: none"> <li>1) Develop surface level parking at the Civic Centre.</li> <li>2) Upgrade Leichhardt Terrace and formalise parking in the road reserve, Parsons Street to Wills Terrace and remove informal parking in Todd River Reserve.</li> <li>3) Review efficiency of existing parking arrangements, and undertake works to increase parking capacity and improve traffic/pedestrian flows.</li> <li>4) Investigate needs for multi-level parking facilities.</li> </ol>

s.69(4)(c) - estimate of and method for calculating the capital cost or works relating to each car park.	<u>Item (Order) No.</u> (see above)	<u>Land Costs</u>	<u>Construction Costs</u>
(# = parking spaces @ 30m <sup>2</sup> per space)	1 (70#)	\$568,000	\$155,000
	2 (108#)	\$876,000	\$239,000
	3 (110#)	\$893,000	\$244,000
	Totals	\$2,337,000	\$638,000
<i>Note: costs were based on:</i>	<i>Land</i>	<i>Construction - surface level</i>	
	\$270.50 / m <sup>2</sup>	\$73.80 / m <sup>2</sup>	
s.69(4)(d) - formula for calculating contribution	<u>Item</u>	<u>Amount</u>	
	Total area of land in Policy Area A	345,636 m <sup>2</sup>	
	Average UCV per m <sup>2</sup>	Open-\$270.50/m <sup>2</sup>	
	Total Unimproved Capital Value (UCV) of land in Policy Area A	\$93,497,000	
	Land cost per parking space (30 m <sup>2</sup> )	Open - \$8,115	
	Construction cost per parking space (30 m <sup>2</sup> )	\$2,214	
	Total cost per parking space – open car parks	\$10,329	
	<b>Adopt a Parking Contribution Plan rate per car parking space</b>	<b>\$6,830.00</b>	

#### **4. Notes**

Further information regarding parking demand in the Alice Springs Central Business District, including an analysis of future parking strategies for the area, is contained in the following three documents which are available for inspection at the Council offices.

- Alice Springs Traffic Management and Parking Study 2004 prepared by Cardno Willing
- Alice Springs Central Area Master Plan 2003/2006 prepared by Connell Wagner
- C.B.D. Parking Survey 1995 prepared by Rust P.P.K. Pty Ltd on behalf of the Alice Springs Town Council

#### **5. Council Approval Process**

- (i) A draft contribution plan was prepared and submitted to the Technical Services Committee on the 14<sup>th</sup> September 2009.
- (ii) A recommendation to proceed to public exhibition was approved at the Ordinary Council Meeting held on the 28<sup>th</sup> September 2009.
- (iii) Submissions to the draft Parking Contribution Plan were invited by Friday 30<sup>th</sup> October 2009. No public submissions were received.
- (iv) The Alice Springs Town Council adopted the Parking Contribution Plan at the Ordinary Council Meeting on the 11<sup>th</sup> December 2009.
- (v) The Parking Contribution Plan came into effect on the 16<sup>th</sup> December 2009 when advertised in the Government Gazette.

**ALICE SPRINGS TOWN COUNCIL PARKING CONTRIBUTION PLAN – POLICY AREA A**

