

Carparking Levels for Infill Developments

ITEM 17.11 09/06/2020
Council

Council Member
Councillor Khera

2019/00951
Public

Contact Officer:
Kliinton Devenish, Director
Place

MOTION ON NOTICE

Councillor Khera will move a motion and seek a seconder for the matter shown below to facilitate consideration by the Council:

That Council:

Requests administration provide a brief report on the impacts on local businesses of zero to minimal parking requirements for new apartment approvals, the ensuing expansion of permit parking, and the effect on business patronage with respect to drivers from outside the city, with a view to forming a council position on the matter. The report should consider the impacts on businesses that rely on outside visitation.'

ADMINISTRATION COMMENT

1. The Adelaide (City) Development Plan is the statutory document that guides the required car parking provision for new developments within the City. The car parking provision for developments are dependent upon the Zone in which the site is located.
2. There are no car parking spaces required for any form of development (e.g. residential or commercial) within the Capital City Zone which includes the core business area of the city. Whilst there is no car parking requirement in the Development Plan for new developments in the Capital City Zone, car parking is often provided in new buildings due to market demand. Purchasers either make the decision to pay for a car parking space or purchase an apartment without one and then either have no car, use other transport methods or store a car within a private car park.
3. For developments within other Zones such as the Main Street Zone, City Frame Zone and City Living Zone, the car parking requirement depends upon the type of land use proposed.
4. Under the current Residential and Visitor Permit Operating Guidelines, apartment buildings are defined as being ineligible for any sort of residential parking permit.
5. Residential parking permits are only issued to properties in certain areas, which does not include the core business area.
6. If this Motion is successful a report will be prepared with further detail on the current Development requirements on required carparking provisions for new apartment builds, any related impacts to on street parking availability in the city and potential effects on business patronage.

- END OF REPORT -