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February 3, 1971

The Town Clerk
Council of the City of Sydney
Town Hall
SYDNEY NSW 2000

70194 /7078/A1

ATTENTION: MR K. BUGGY and MR A. EDGE

Dear Sir :

re : Action Plan No. 4 - CBD Fringe Car Parks - the Financing
thereof. Contributions by Developers for Provision of Off-
Street Parking Facilities.

Your reference : 1955/70 letters dated June 22, 1970 and
January 20, 1971

As part of our work on the Strategic Plan, we have carried out studies of alternative policies for the control of the location and density of various types of car parking throughout the City. The Strategic Plan, now in course of preparation, will contain recommendations regarding such policies.

As part of our work-brief on Action Plan No. 4, concerning Car Parking Stations along the western fringe of the central business spine of the City, we are currently studying possible combinations of methods for the financing of fringe car parking stations for the City. Our work is sufficiently far advanced on this Action Plan, as well as on the Strategic Plan, for us to advise that some of the car parking required to serve the congested central city spine precinct should be located in Council operated parking stations, like those at the Domain and Kent Street on the fringe of the central precinct, with access from the Western and Eastern Distributors. This will open up opportunities for improvement in pedestrian movement and amenity in the central spine of the business district.

It appears reasonable that development should bear an appropriate share of the costs incurred by the community in providing essential services for such development. The principle which Council has noted in operation in Palo Alto, California, and which also operates elsewhere, of requiring developers to contribute to a public parking fund in some proportion to the parking demand they generate, is basically sound.

→ ((While we consider it is possible under existing legislation, admittedly by indirect means, to obtain from developers a contribution towards the provision of parking facilities, it appears desirable to clarify and strengthen any powers now possessed by Council.

((This could be done by :

- 1) Amending s. 342 G of the Local Government Act, so as clearly to give power to include in a Planning Scheme Ordinance provisions that will authorise a Responsible Authority to impose as a condition of development, a requirement for adequate parking space or accommodation, or a money contribution wholly or partially in lieu, which the Responsible Authority would apply to providing parking space or accommodation so situated that it may reasonably be deemed to serve the proposed development.
- 2) Having placed the power so to do beyond doubt, insert appropriate clauses in the City of Sydney Planning Scheme Ordinance.

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not
necessary

((The following may be proposed as a new paragraph following Section 342 G (i) of the Act :

"the provision of space or accommodation for the off-street parking of vehicles or the financing of such provision".

((A possible amendment to the draft City of Sydney Planning Scheme Ordinance could be in the following form :

- (a) Inserting in Clause 36 (c) immediately after "hotel" the words "commercial premises" "shop".
- (b) By adding at the end of Clause 36 (c) (ii) the words -
"provided that, where the Responsible authority considers the provision of parking space on or adjacent to the land being developed would be in conflict with the authority's policies and/or plans for the management of traffic movement on streets in the vicinity, the responsible authority may require the developer as a condition of development to make a money contribution wholly or partially in lieu of providing parking space on site, in an amount to be determined by the responsible authority and which shall be reasonable in the circumstances. Any sum of money so paid shall be placed by the responsible authority in the trust fund and shall not be applied otherwise than to provide parking space or

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"accommodation in a parking facility, under its care control and management, with reasonable pedestrian access between the parking facility and the land to which the application relates."

((Council may wish to request the Local Government Department to take appropriate action to amend the Local Government Act and the draft City of Sydney Planning Scheme Ordinance.))

Yours faithfully



URBAN SYSTEMS CORPORATION PTY LTD

GC/mb