
Report of the General Manager - 27 September 2016

ITEM 6.4 **Free Car Parking Agreements**

AUTHOR **City Planning**

ISSUE

Council has received a proposal from Woolworths Campsie supermarket, requesting assistance to better manage car parking within their busy central location in the Campsie town Centre, by entering into a Free Car Parking Agreement. This report details the necessary legal steps (under the Local Government Act 1993) required to enter an agreement including a recommendation to move forward with this proposal.

RECOMMENDATION That -

1. Council publicly exhibit the proposal to classify No. 68 Evaline St, Campsie as Operational Land in accordance with Section 650 of the Local Government Act 1993, and Guidelines issued by the Office of Local Government, for the purposes of administering a Free Car Parking Agreement, and
2. Council receive a further report at the completion of the exhibition period.

BACKGROUND

Council has received various requests in recent years from a number of local shopping centres to enter into Free Car Parking Agreements, to better manage car parking within their sites.

The most recent signed Agreements include the following locations:

- No. 1 North Terrace, Bankstown (Federation Shopping Centre);
- No. Leicester St, Chester Hill (Chester Square Shopping Centre);
- No. 60 Marco Ave, Revesby (Woolworths Revesby); and
- No. 355 Waterloo Rd, Greenacre (Chullora Marketplace).

Council is also awaiting the signing of further Agreements at:

- No. 25-37 Selems Pde, Revesby (Palm Court Shopping Centre); and
- No. 753 Hume Hwy, Bass Hill (Bass Hill Shopping Centre).

These Agreements allow Council to enter private property to monitor and manage car parking, ensuring compliance with timed signage and accessible car spaces, as well as loading zones.

This current proposal has been requested by Woolworths at Campsie who occupy land within the busy and vibrant Campsie town centre.

REPORT

Council has entered into four (4) Free Car Parking Agreements in the last few years, and a further two (2) more are ready for signing. Each of these shopping centres has numerous issues with non-compliance with signposted directions, time limits, and major issues with private vehicles parking in loading docks, causing significant delays in unloading to service their retailers.

These shopping centres approached Council to take on the monitoring and management of their car parking to ensure compliance. Council is able to undertake such actions by complying with section 650 of the Local Government Act 1993.

The approach by Woolworths supermarket in Campsie (No. 68 Eveline St, Campsie – Lot 1, DP 944420, Lots 1 & 2 DP 927885, Lot 70 & 71 DP 5930, Lot 4 DP 4357, Lot X & Y DP 417493, Lot A & B DP 404718, Lot 7 DP 43577, Lot 81 & 82 DP 523555, Lot 1 DP 946343) is identified as one of the larger individual shopping centre sites in the Campsie town centre, providing over 60 car spaces onsite. This car park is heavily used by not only shoppers of the Woolworths supermarket, it is also used by shoppers of other local businesses.

As part of the request, it is acknowledged that the previous Council approved 'pay & display' management system is not working effectively, and is a less than ideal regulatory option to manage the car park. It is also a confusing system which customers have not embraced, and therefore the request to Council to manage the car park in a simple and easy manner in which all other car parks are monitored is the preferred way. Woolworths have noted the simplicity in the way that their Revesby supermarket car park is operating since Council took over the management of this site, and therefore wish to replicate this at the Campsie supermarket site.

Next Steps

As part of the process of entering into an Agreement with Woolworths Campsie, Council is required to classify the land as Operational Land, as detailed under section 650 of the Local Government Act 1993. In addition, Council must also ensure it follows the *Director General's Free Parking Area Agreement Guidelines (1998)*. Broadly, the Guidelines include:

- The Council identifying that there is a genuine need, from a public policy perspective, to assist the landowner in determining vehicles related problems, via the conclusion of the proposed free car parking area agreement submitted by the landowner;
- The landowners understanding that the Council will take control of the land and make it available for parking by the public free of charge, and the landowners agreement to this occurring;
- That all signage must be compliant with relevant sections of the Act;
- That the list of matters identified in the Guidelines are addressed; and
- The classification of any land within the Agreement, is to be classified as 'Operational Land' (under s34 of the Local Government Act 1993).

The report recommends that Council publicly exhibit for a period of at least 28 days this proposal. Should Council receive any submissions to this exhibition, these will be addressed in a further report to Council.

As part of the negotiations with Woolworths, and as per all previous Agreements Council has entered into, it is recommended that an initial five (5) year term be agreed to, with an option for a further five (5) years. In order for Council to better manage the number of Agreements it has, it is recommended that all Agreements end on the same date, therefore simplifying administrative processes. This will likely result in the initial term being slightly less than 5 years noted above, to align with the other Agreements initial term ending on 30 June 2020.

POLICY IMPACT

The proposal to enter into a Free Car Parking Agreement is consistent with the requirements set out under the Local Government Act 1993 (s.650) and the *Director General's Free Parking Area Agreement Guidelines (1998)*. Even though the Campsie town centre is not directly linked to the Bankstown CBD Car Parking Strategy, it also still aligns with the objectives and principles of this Strategy.

FINANCIAL IMPACT OF RECOMMENDATIONS

All costs associated with manufacturing of any signage will be borne by the land owners prior to Council commencing any regulatory services on that site.

Council will provide the necessary resources to undertake the patrolling of the above mentioned site, as required.

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ATTACHMENTS

- A. Locational Map of Woolworths Campsie Site
- B. Lot and DP Map of Woolworths Site

Attachment 1: Woolworths Campsie Site



Aerial Photo (NearMap 02 July 2016)



68 Evaline St Campsie NSW 2194

Owners: RMMK Investment Holdings No 1 Pty Ltd

1:1,000
Metres 20 40

The *NEW* City of
**CANTERBURY
BANKSTOWN**

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