

Payment in Lieu of Parking Plan

Shire of Serpentine Jarrahdale

1. Introduction

1.1 Regulatory compliance

This Payment in Lieu of Parking Plan (the Plan) has been created under Schedule 2, Part 9A of the *Planning and Development (Local Planning Schemes) Regulations 2015* (the Regulations) and has been prepared in the Manner and Form approved by the Western Australian Planning Commission (WAPC).

1.2 Purpose

This Plan, together with the Regulations, governs the application of payments in lieu of providing car parking for development in the area(s) identified in this Plan. This plan outlines the purposes for which payment in lieu of car parking will be used in the areas(s) identified and how money collected will be administered.

1.3 Operational dates

The Plan commenced operation on 19 September 2022.

The Plan will cease operation on 19 September 2032, being 10 years from the operational date, unless extended in writing by the WAPC prior to the expiry date.

1.4 Amendments to the Plan

Amendments to this Plan are made in accordance with clause 77M and the current version are published in accordance with clause 77L.

A record of amendments to the Plan is maintained in the table below:

Amendment No	Date	Comment

1.5 Objectives of the Plan

The Plan has the following objectives:

1. To facilitate the provision and development of adequate parking facilities within the Byford Activity Centre, which reflects the planning intent for a mixed use, urban, vibrant and accessible centre;
2. To provide the optimal balance of parking, which recognises and supports the desired planning intent for an accessible activity centre by all modes of transit;
3. To ensure that parking does not create an adverse impact upon the planned public realm of a walkable, active and desirably street edged development form in the activity centre;
4. To support access by public transport, walking and cycling, as well as private vehicles.

1.6 Linkages to relevant adopted planning documents

The Plan supports the implementation of the following documents and the Integrated Planning and Reporting framework:

- a. Shire of Serpentine Jarrahdale Local Planning Scheme No. 3
 - b. Byford Town Centre Local Structure Plan 2020
 - c. Byford Town Centre Access & Parking Strategy 2014 (Section 9.5 Parking Strategy Objective 4
 - d. Shire of Serpentine Jarrahdale Long Term Financial Plan 2021
 - e. Local Planning Policy 3.7 George Street Design Guidelines
 - f. Local Planning Policy 3.5 Byford Town Centre Public Realm Guidelines
- Local Planning Policy 3.8 Byford Town Centre Built Form Guidelines

2. Terms used

The terms used in the Plan have the same meaning as in the Regulations.

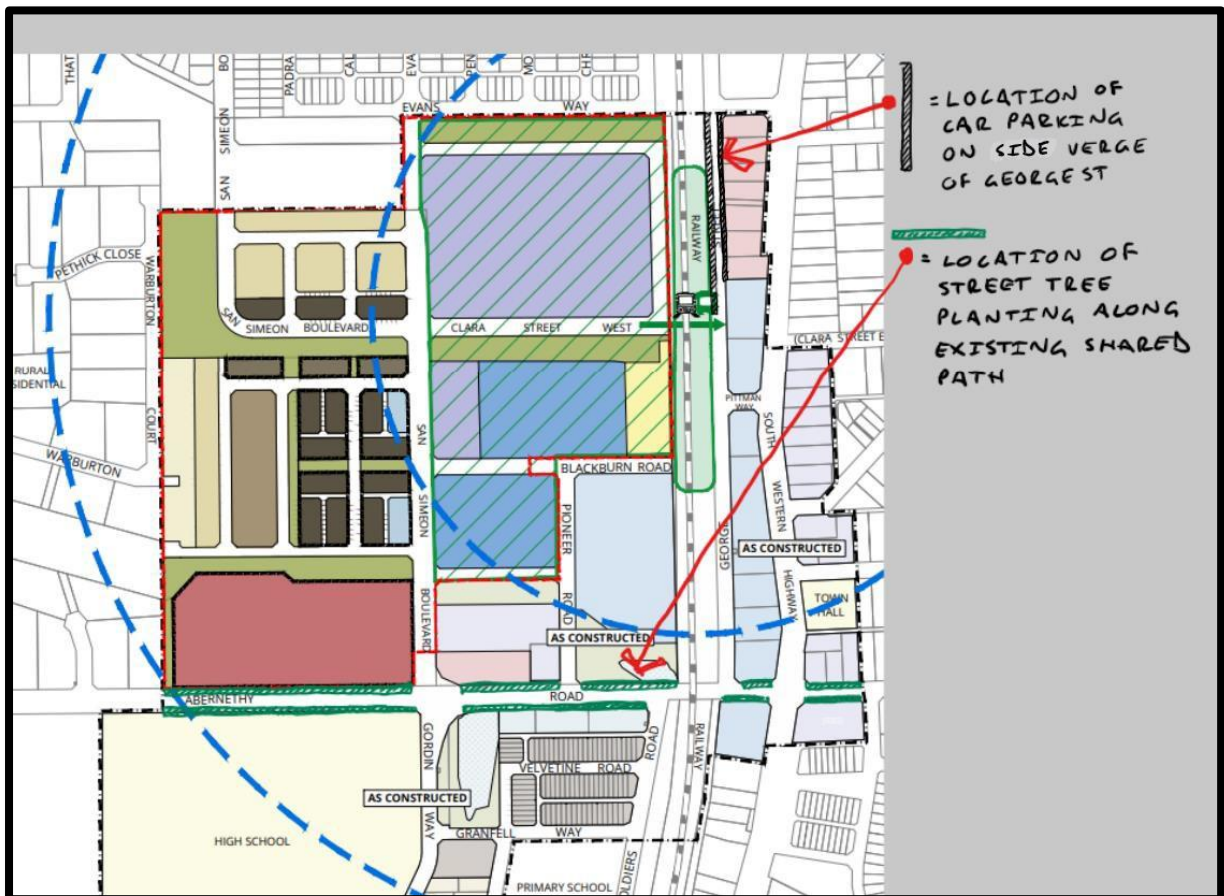
3. Parking plan application and area

This Plan relates to the area specified in Section 3.1. Moneys collected within the Plan area will be spent in the Plan area.

3.1 Maps (s)

The following areas are included in the Parking Plan:

- a. Byford Activity Centre



The map of the area above indicates the following:

- a. the boundary of the Plan area on the map and all properties which lots are located within the Plan area
- b. the location of the preferred parking infrastructure, which is on the western road verge of George Street, delivered as 90 degree embayed parking;
- c. the location of the preferred street tree planting along Abernethy Road shared paths.

4. Reasonable estimate of costs for payment-in-lieu

4.1 Calculation of reasonable estimate of costs

The plan includes a reasonable estimate of costs of the Shire to provide parking and other infrastructure in-lieu of providing parking on the development site.

The costs of this plan are based on the approved method(s) of calculation that is published by Western Australian Planning Commission in terms of Clause 77H(4) and (5).

The Plan outlines the application of the WAPC approved method(s) used for the calculation of the Reasonable Estimate of Costs expressed in dollars applicable in each location identified in the Plan.

In accordance with clause 77H, the Plan also sets out the application of the method(s) of the calculation for the reasonable estimate of costs which has been determined by the WAPC (as published in the Gazette).

In terms of advising the calculation cost:

(Infrastructure cost per m² x 15(m²*) x car parking space shortfall

*The 15m² area represents a 50% discount to a car parking space and manoeuvring area of 30m².

The current infrastructure cost per m² for the Shire is \$250 (2022).

4.2 Revisions to reasonable estimate of costs

The Reasonable Estimate of Costs in this Plan will be revised by the Shire from time to time using the method(s) approved by the WAPC (as published in the Gazette). Revised Estimates of Cost are published in the updated version of the Plan in Section 4.1, together with a note confirming the date of inclusion of the revised estimate.

Note: Where the method of calculation includes infrastructure costs, the Shire will use a recognised construction cost publication to establish the construction cost escalation factor. The Plan will be updated to show the current revision to the Reasonable Estimate of Costs.

4.3 Attribution of costs

Contributions paid towards parking infrastructure in terms of the plan need to be spent in the area within which the contribution was made. In respect of the Byford Activity Centre, this is in those locations marked on the map shown in section 3.1.

5. Purposes for which payment-in-lieu will be applied

In accordance with clause 771(2), money collected under the Plan must be applied for the purposes set out below:

5.1 Public Car Parking Infrastructure

The Public Car Parking Infrastructure items that Payment-in-Lieu will be used for under this plan are:

- a. Parking bays \$250 per sqm
- b. Manoeuvring areas \$250 per sqm
- c. Lighting \$8500 per light

5.2 Ancillary or Incidental Purposes

The Ancillary or Incidental Purpose items that Payment-in-Lieu will be used for under this Plan are:

- a. Shade trees \$400 per tree

6. Other information required by the WAPC

No further information has been required by the WAPC under this Plan.

7. Operation

7.1 Operational requirements

The Plan shall operate in accordance with Part 9A of the *Regulations*.

7.2 Triggers for payments to be made

Payment of money shall be made to the Shire to satisfy a payment in lieu of car parking condition validly applied to a development approval for development located in the area subject to the Plan. The payment in lieu of car parking condition applied to the development approval shall specify when the Shire requires payment of monies to be made.

Prior to granting development approval and imposing a condition for payment in lieu of parking, the Shire must give the applicant a notice of apportionment in accordance with clause 77F(1)(b), which confirms the specified shortfall of car parking spaces in the proposed development that is to be dealt with by the condition. The notice will be similar to the one in Attachment 1 and the condition will read as follows:

*“Prior to the commencement of development, payment of **<insert total amount>** shall be made to the Shire of Serpentine Jarrahdale for Payment in Lieu of **<insert number of car parking bays>** car parking bays which have not been provided on site or in a shared parking arrangement. This condition has been imposed under the requirements of the Serpentine Jarrahdale Payment in Lieu Parking Plan and Schedule 2, clause 77H of the Planning and Development (Local Planning Schemes) Regulations 2015.”*

The Shire may provide additional information, by way of an advice note, to confirm its expectations for when payment should be made, which could relate to building permit stage, where applicable.

7.3 Decision-making on Development Applications using this Plan

Decision makers are to have due regard to the Plan when making decisions on development applications that seek or require consideration of Payment in Lieu of Car Parking under the Plan.

8. Financial Administration (clause 77I)

8.1 Reserve Account to be established and maintained

The Shire has established and maintains a Reserve Account for money collected under the Plan (clause 77I(1)) established under the provisions of the *Local Government Act 1995*, Section 6.11. The reserve account is operated in accordance with the requirements of the *Local Government (Financial Management) Regulations 1996*.

8.2 Interest earned

Interest earned on the Reserve Account under the plan is treated in accordance with clause 77I.

8.3 Records to be kept

Records of income and expenditure for the Reserve Account established under the Plan will be maintained by the local government until all funds have been expended or repaid.

8.4 Reporting

Report of the Reserve Account will be provided in accordance with the requirements of the *Local Government (Financial Management) Regulations 1996*.

8.5 Invoice for payment of money

In addition to a payment-in-lieu of parking condition applied to a development approval under clause 77H, the Shire will issue an invoice to the payer at the appropriate time to enable the payer to satisfy the condition of development approval. The invoice will specify the method and timing for payment of the money required to satisfy the payment in-lieu of parking development approval condition.

8.6 Money held in the Reserve Account at the expiry of the Plan

Money held in the Shire's Reserve Account at the Expiry of the Plan will be treated in accordance with clause 77I(5), (6) and (7).

Attachment 1 Notice of Apportionment in terms of the Planning & Development (Local Planning Schemes) Regulations 2015



NOTICE OF APPORTIONMENT

Clause 77F(1)(b)(i) and (ii) of the *Planning and Development (Local Planning Schemes) Regulations 2015*

Version: 1.0 (June 2021)

Date of Notice: [insert date of notice]

Issuing Authority: [insert name of Local Government]

Notice is hereby given that the car parking space shortfall for the [insert development type]

at [insert address]

is [insert total number of car parking spaces shortfall on site]

Apportionment

Payment In Lieu of Parking

For the purposes of imposing a payment in lieu of parking condition in accordance with clause 77H, the number of car parking spaces for which payment in lieu is required is

[insert number of car spaces subject to payment in lieu]

Shared Parking Arrangement

For the purposes of imposing a shared parking arrangement condition in accordance with clause 77Q, the number of car parking spaces for which a shared parking arrangement condition is imposed is

[insert number of car spaces subject to a shared parking arrangement]

Signed: [signature box]

Name: [name box]

Position: [position box]