

- Objectives:** Place
- Outcome:** 2.1 - A diverse, well planned built environment.
- Strategy:** 2.1.1 - Actively engage in the development and promotion of an effective planning framework.

Purpose

1. Provide guidance for the application of the cash-in-lieu car parking provisions under Part 7.9 of Town Planning Scheme No. 2 (TPS2).
2. Provide for the equitable charging of cash-in-lieu contributions for on-site car parking spaces not provided for as part of developments.
3. Provide a formula where the cash-in-lieu provisions for car parking have been provided for in any planning application

Definitions

Land Area Component. The amount of land subject to the assessment for the land value component and construction component is to be determined by multiplying the number of parking bays in shortfall by the area of one typical parking bay.

Land Value Component. The value of that area of land which would have been occupied by parking spaces assessed at the time of development, determined by a Licensed Valuer as approved by the Council.

Construction Component. A construction component cost, assessed at the time of development and include sealing, kerbing, drainage, marking and lighting of the car parking area as if it was to be constructed on the subject site.

Policy

Pursuant to Part 7.9 of TPS2, the Shire may agree to accept a cash payment in lieu of the provision of car parking, but subject to the following requirements:

1. Cash-in-Lieu Parking Provision
 - a) The Shire may require cash-in-lieu car parking for non-residential development where there is a shortfall in the car parking requirement or where it is satisfied that the provision of parking on-site, and/or associated vehicle access would be detrimental to the overall development and integrity of the area;
 - b) The Shire may accept or require a cash payment or transfer of land or both, in lieu of the provision of all or a portion of required car parking space;
 - c) The cash-in-lieu payment shall not be less than the land value and construction cost as defined;
 - d) All costs incurred in obtaining the valuation;
 - e) Construction costs shall be borne by the applicant proposing the cash-in-lieu contributions; and



- f) The Council may enter into an agreement to allow the payment of all or part of the amount of cash-in-lieu by quarterly instalments over a period not exceeding five (5) years. The cost of establishing the agreement shall be borne by the applicant.

2. Proceeds of Cash-in-Lieu Parking

- a) The proceeds of any cash-in-lieu parking arrangements should be appropriately apportioned to car parking infrastructure needs as they arise within the Shire.
- b) Payments made under Part 7.9 of TPS2 shall be paid into a parking fund to be used for the provision of public car parking facilities within the locality from which the payment has been received. Any interest incurred by the funds shall be reinvested into car parking areas to provide for improvements and/or maintenance.

References

Name of Policy	Local Planning Policy 1.8: Cash-in-lieu for Parking
Previous Policy	N/A
Date of Adoption and Resolution Number	23 July 2018 - OCM063/07/18
Review dates and Resolution Numbers	
Next review date	
Related documents	<p>Acts/Regulations <i>Local Government Act 1995</i> <i>Planning and Development Act 2005</i> <i>Planning and Development (Local Planning Schemes) Regulations 2015</i></p> <p>Plans/Strategies Strategic Community Plan 2017 - 2027</p> <p>Policies</p> <p>References</p> <p>Delegations</p> <p>Work Procedures</p>

Note: changes to references may be made without the need to take the Policy to Council for review.