

Payment in Lieu of Parking Plan

Payment in Lieu of Parking Plan	
Responsible Business Unit:	Development and Regulatory Services
Date of Adoption: 27 June 2023	Date Revised:

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 areas identified in this Plan. This Plan outlines the purposes for which payment in lieu of car parking will be used in the areas identified and how money collected will be administered.

1.3 Operational dates

The Plan commenced operation on 01-07-2023.

The Plan will cease operation on 1 July 2033, being 01-07-2033, being 10 years from the operational date, unless extended in writing by the WAPC before the expiry date.

1.4 Amendments to the Plan

Amendments to the Plan shall be made under clause 77M of the Regulations and the current version shall be published under clause 77L.

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

Amendment No.	Date	Comment

1.5 Objectives of the Plan

The Plan has the following objectives:

- To facilitate the provision and development of adequate parking facilities within the town Centre and foreshore precinct which reflects the planning intent for a mixed-use, urban, vibrant and accessible locality.
- To provide the optimal balance of parking, which recognises and supports the desired planning intent for an accessible town centre and foreshore by all modes of transport.
- To ensure that parking does not create an adverse impact on the planned public realms of the town centre and the foreshore precinct.
- 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:

- *Local Planning Scheme No. 3*
- *Local Planning Policy No.1 – Parking Matters*
- *Local Planning Strategy*
- *Draft Cott Village Precinct Structure Plan*
- *Corporate Business Plan 2020 - 2024*
- *Foreshore Masterplan*
- *Strategic Community Plan 2013-2023*

2. Terms used

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

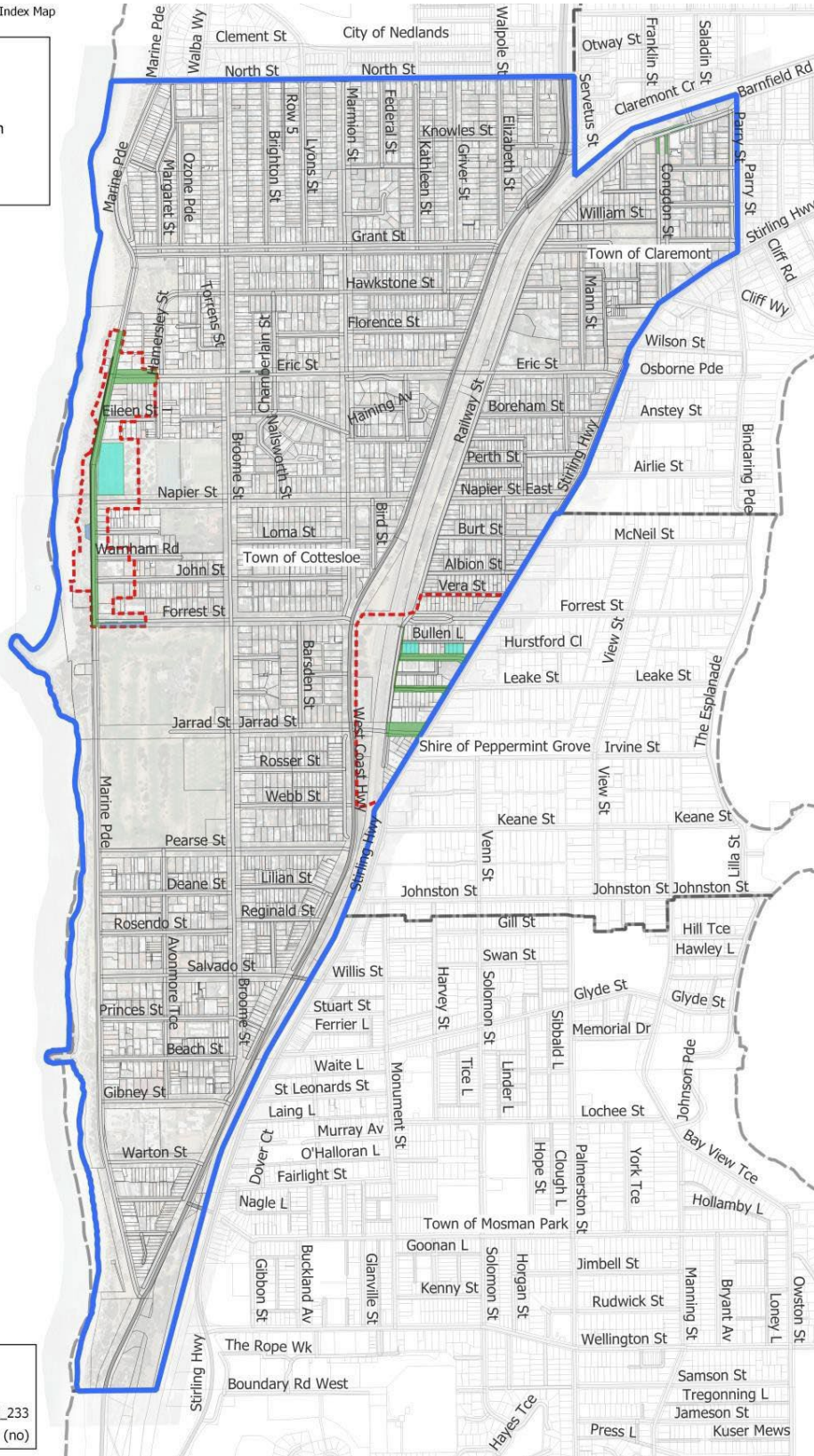
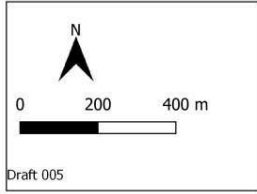
3. Parking Plan application and area

This Plan relates to the area specified in Section 3.1. Money collected within the Plan area must be spent in the Plan area.

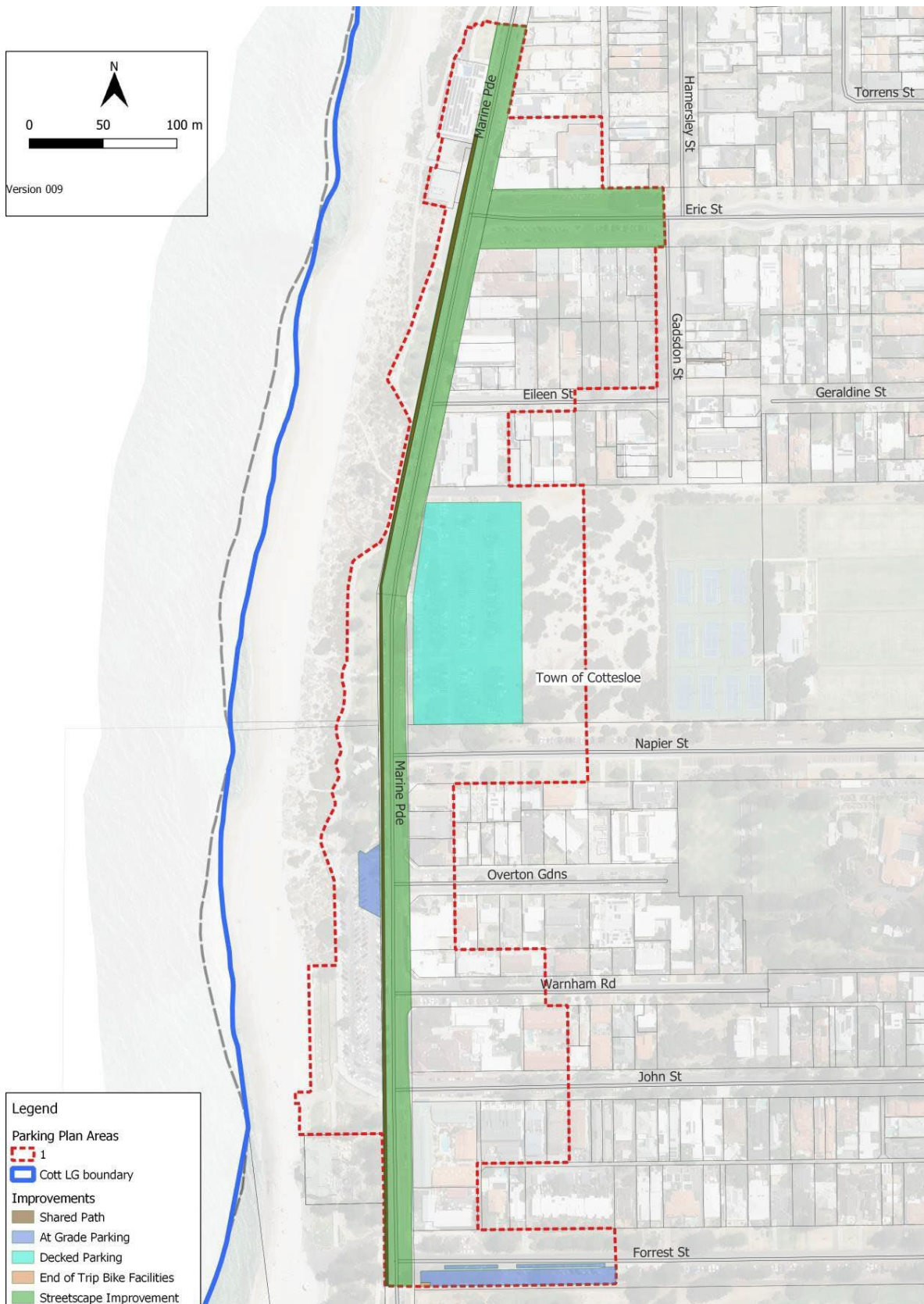
3.1 Maps

3.1.1 Index Map

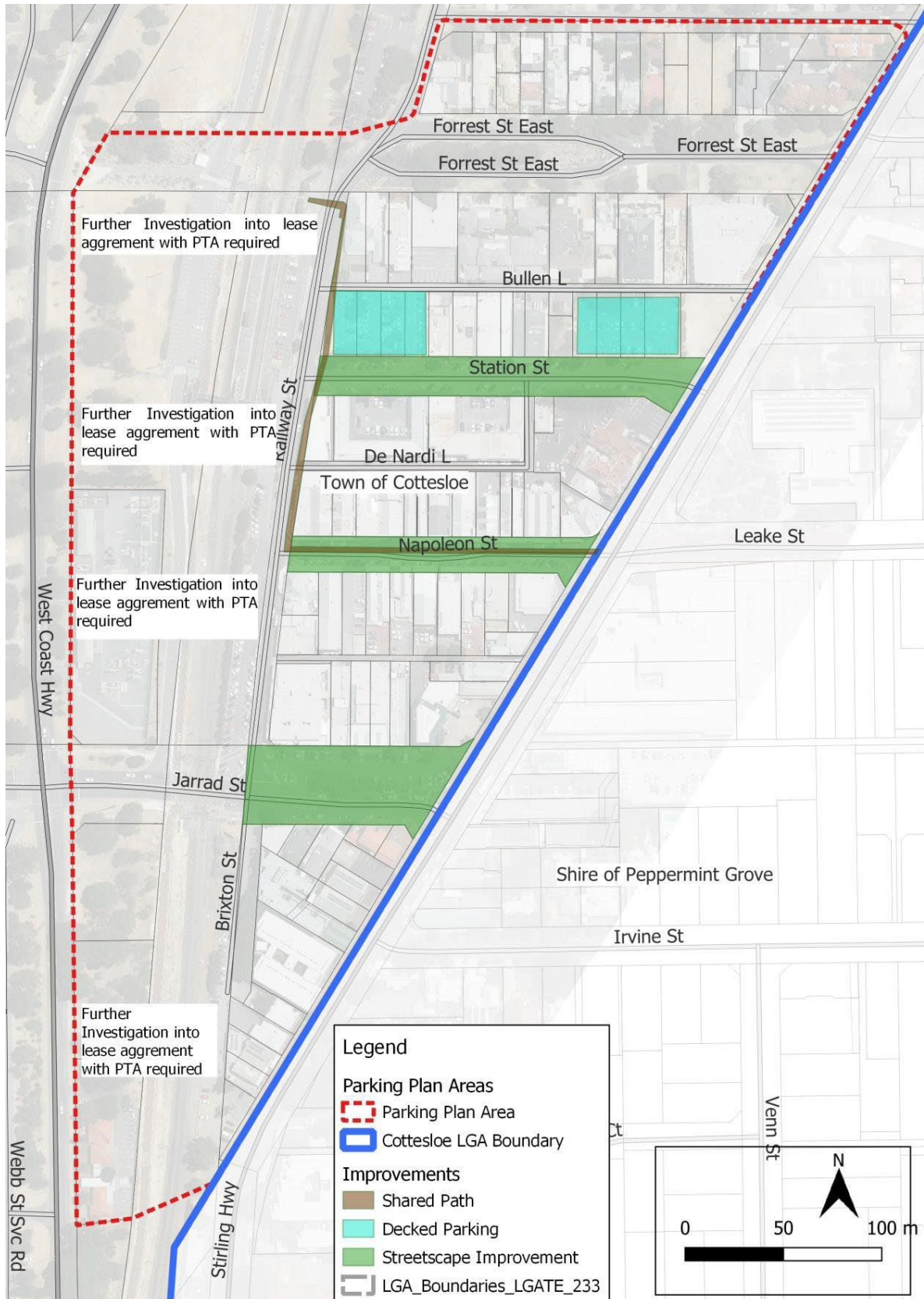
Payment in Lieu of Parking Plan - Index Map



3.1.2 Parking Plan Area 1 – Foreshore



3.1.3 Parking Plan Area 2 – Draft Cottesloe Precinct Structure Plan Area



4. Reasonable estimate of costs for payment in lieu

4.1 Calculation of reasonable estimate of costs

The reasonable estimate of costs in this Plan is based on the WAPC's approved method(s) of calculation, under clause 77H(4) and (5) of the Regulations. The approved method of calculation is accessible via the web link at:

<https://www.wa.gov.au/system/files/2021-08/PD-Clause-77H-4-Method-of-calculation.pdf>

The approved method of calculation bases the calculation upon an infrastructure cost per m², which is indexed annually.

Clause 5.8.3 (b) in Local Planning Scheme No. 3 advises:

the construction standard to estimate the cash in lieu shall be assumed to be in the form of a decked structure (full civil works, including lighting, signage, line marking and landscaping) but only included in the calculation for the first level of parking;

The current estimate of infrastructure cost under clause 5.8.3 (b) is \$1722 per m² (2023).

4.2 Revisions to a reasonable estimate of costs

The Reasonable Estimate of Costs in this Plan can be revised by a Local Government from time to time using the method(s) approved by the WAPC (as published in the Gazette). Revised Estimates of Cost are to be 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.

4.3 Attribution of costs

The Plan recognises that the cost for different types of items does not have to be applied equally across the Plan area. Costs can be attributed depending on variables such as locational factors and the mix of items proposed in the Plan.

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

Under clause 77I(2) of the Regulations, money collected under the Plan must be applied for the purposes set out below:

Infrastructure	Cost
Decked parking as stated in Local Planning Scheme No. 3, clause 5.8.3 (b)	\$1722 per m ²
At grade parking	\$260 per m ²
Car park improvements (such as parking meters, and technology to increase efficiency and turnover)	\$9900 each
Streetscape improvements:	
– street trees	\$1000 each
– street lighting	\$12665 each
security cameras (base prepare, pole supply and installation	\$8800 each
– End-of-trip bike facilities	\$5200 each
Bike path:	
– within road	\$224 per m ²
– within verge	\$417 per m ²
Bike shelter	\$3056 per m ²
Electrical charging facilities	\$100 000 each

6. Other information required by the WAPC

No further information has been required by the WAPC.

7. Operation

7.1 Operational requirements

The Plan shall operate under Part 9A of the Regulations.

7.2 Triggers for payments to be made

Payment of money shall be made to the Town 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 Town requires payment of monies to be made.

Where it is intended to condition the payment in lieu of parking and a shared parking arrangement, the Town shall give the applicant a notice of apportionment (see Attachment 1) under clause 77F(1)(b) of the Regulations. This confirms the number of car parking spaces to which the payment in lieu is being applied and the number of car parking spaces that form part of a shared parking arrangement.

7.3 Payment in lieu of parking condition

“Before the commencement of development, payment of \$<Insert total amount> shall be made to the Town of Cottesloe for Payment in Lieu of <Insert several 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 Town of Cottesloe’s Payment in Lieu of Parking Plan and Schedule 2, clause 77H of the Planning and Development (Local Planning Schemes) Regulations 2015.”

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

7.4 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 of the Regulations)

8.1 Reserve account to be established and maintained

The Town has established and maintains a Reserve Account for money collected under the Plan (clause 77I (1) of the Regulations). The Reserve Account has been established under the provisions of the *Local Government Act 1995*, Section 6.11 and operates under the *Local Government (Financial Management) Regulations 1996*.

8.2 Interest earned

Interest earned on the Reserve Account under the Plan shall be treated under clause 77I of the Regulations.

8.3 Records to be kept

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

8.4 Reporting

Report of the Reserve Account shall be provided under 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, a condition applied to a development approval under clause 77H of the Regulations, the Town shall issue an invoice to the payer at the appropriate time to enable the payer to satisfy the condition of development approval. The invoice shall specify the method and timing for payment of the money required to satisfy the payment in-lieu of the parking development approval condition.

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

Money held in the Town's Reserve Account at the expiry of the Plan will be treated under clauses 77I (5), (6) and (7) of the Regulations.

Attachment 1



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: _____

Name: _____

Position: _____

VERSION CONTROL Date initially adopted: 27 June 2023

Date(s) amended: