

**DEVELOPMENT AND REGULATORY SERVICES****10.1.3 ADVERTISING OF PAYMENT IN LIEU OF PARKING PLAN**

**Directorate:** Development and Regulatory Services  
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**File Reference:** D23/10533  
**Applicant(s):** N/A  
**Author Disclosure of Interest:** Nil

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**SUMMARY**

For Council to consider adopting for the purpose of advertising a draft 'Payment in Lieu of Parking Plan'.

**OFFICER RECOMMENDATION IN BRIEF**

That Council adopts the draft 'Payment in Lieu of Parking Plan' for the purpose of advertising in accordance with Section 77K(1) of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

**BACKGROUND**

The State Government's Action Plan for Planning Reform called for a consistent policy with practical criteria, basic benchmarks and fair methodology for considering the use of cash in lieu of car parking in established town centres, retail/café corridors and other commercial and mixed-use centres.

The purpose of standardising how local governments implement cash in lieu is to better create certainty and transparency for all parties in the assessment of development applications throughout the Perth Metropolitan and Peel Region Scheme areas. This is particularly important in evolving centres where planning is undertaken in a clear, consistent, fair and equitable manner to underpin effective outcomes.

The '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).

The Plan will replace the current planning and policy frameworks for the Town which provide for cash in lieu arrangements. In this respect, clause 5.8.3 referring to cash-in-lieu payment in Local Planning Scheme No. 3 (LPS 3) and similar reference in *Local Planning Policy No. 1 – Parking Matters* will be superseded by the 'Payment in Lieu of Parking Plan' as they will have become redundant under the Regulations.

**OFFICER COMMENT**

Payment in lieu (also called cash-in-lieu) for car parking refers to a payment made “in lieu” of providing the minimum number of on-site car parking spaces specified in the planning framework. Local Governments can use the funds generated from payments in lieu for either:

- public parking infrastructure
- other transport infrastructure
- ancillary or incidental purposes

Where ancillary or incidental items are proposed they are identified in the Plan.

The Plan includes two areas, being the foreshore precinct and the town centre. Other areas may later be added to the Plan as and when further infrastructure planning has been undertaken.

Land valuation costs are not able to be factored into the Plan at this time under the current state planning framework.

The calculation of *reasonable estimate of costs* are based on the WAPC’s approved method of calculation:

**Maximum lump sum calculation**

**(Infrastructure cost per m<sup>2</sup> x 15m<sup>2</sup>) x car parking shortfall.**

*The 15m<sup>2</sup> area represents a 50% discount to a car parking space and manoeuvring area of 30m<sup>2</sup>.*

The current estimate of infrastructure cost of a single tier car park in accordance with clause 5.8.3 (b) in LPS 3 is \$1722 per m<sup>2</sup> by the Town’s Engineering Department, and does not include land cost, as per a WAPC determination.

**ATTACHMENTS**

**10.1.3(a) Draft Payment in Lieu of Parking Plan [under separate cover]**

**CONSULTATION**

The Plan is required to be advertised for public comment pursuant to Clause 77K of the Deemed Provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

The policy is proposed to be advertised for a period of no less than 21 days as follows:

- notice in the local (Post) newspaper;
- notice, copy of the Plan and electronic submission form on the Town’s website;
- notice and copy of the Plan at the front counter of the Town’s Administration Office; and
- notice on the Town’s Facebook page and email database.

**STATUTORY IMPLICATIONS**

- Local Planning Policy No. 1 – Parking Matters (adopted 15 December 2014)

**POLICY IMPLICATIONS**

If the Council decides not adopt the Plan, the Town will not be able to require cash in lieu of parking after 1 July 2023.

**STRATEGIC IMPLICATIONS**

This report is consistent with the Town's *Strategic Community Plan 2013 – 2023*.

Priority Area 4: Managing Development

**RESOURCE IMPLICATIONS**

Resource requirements are in accordance with the existing budgetary allocation.

**ENVIRONMENTAL SUSTAINABILITY IMPLICATIONS**

There are no perceived sustainability implications arising from the officer's recommendation.

**VOTING REQUIREMENT**

Simple Majority

**OCM060/2023**

**OFFICER RECOMMENDATION AND COUNCIL RESOLUTION**

Moved Cr Barrett

Seconded Cr Masarei

**THAT Council adopt for the purpose of advertising the 'Payment in Lieu of Parking Plan' in accordance with Section 77K of the *Planning and Development (Local Planning Schemes) Regulations 2015*.**

**Carried by En Bloc Resolution 6/0**