



**SHIRE OF MANJIMUP**  
**6. LOCAL PLANNING POLICIES**  
**6.1.21 Parking and Cash-in-Lieu**

### **6.1.21 PARKING AND CASH-IN-LIEU**

#### Purpose

The purpose of this Policy is to:

1. provide guidance for the application of the cash-in-lieu car parking provisions under Part 5 of the Local Planning Scheme No. 4 (LPS4);
2. provide for equitable charging of cash-in-lieu contributions for off-street car parking spaces not provided for as part of developments; and
3. provide for alternative transport projects where cash-in-lieu funds can be allocated.

#### Objectives

The objectives of this policy are to:

- a) complement the car parking provisions of the Shire of Manjimup's LPS4;
- b) to provide further explanation of the LPS4 provisions relating to cash-in-lieu payments for car parking requirements and relaxation of parking requirements in exceptional circumstances; and
- c) to provide alternative transport projects that the Shire of Manjimup may elect to fund from cash-in-lieu payments.

#### Definitions

For the purpose of this policy, all terms and references shall have the same meaning as given by the provisions of the *Planning and Development Act 2005*, its Regulations and the Shire of Manjimup's LPS4 in that order.

#### Revoked Policies

Local Planning Policy 6.1.14 – Cash-in-lieu of Car Parking was revoked in 2008 Local Planning Policy 6.1.13 – Off-Street Parking was revoked in December 2016.

#### Application of Policy

This Policy applies to all applications for Development Approval located within the Town Centre zones of the Shire of Manjimup, including change-of-use applications where an intensification of land use is proposed.

#### Policy Measures

The Shire of Manjimup supports the ongoing development and use of commercial premises within the Shire of Manjimup. Where additional parking is required for the development of land or a change of land use relating to property within the Town Centre zones of the Shire of Manjimup cannot be provided and the payment of cash-in-lieu is to be considered the following provisions shall apply:

##### 1. Car Parking Provisions

The provisions of LPS4 require that car parking spaces be provided for new development and changes in land use in accordance with Table No 2 – Car Parking Requirements which provides the rates at which parking spaces are to be provided for different types of land uses.

##### 2. Cash-in-lieu

Pursuant to Part 5 of LPS4, the local government may accept a cash payment in lieu of

the provision of car parking spaces, subject to the following:

- a) The local government may require cash-in-lieu car parking 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 local government may accept or require a cash payment or the 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, unless otherwise agreed to by the local government;
- d) All costs incurred in obtaining valuations shall be borne by the applicant; and
- e) The local government 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

## 2.1 Consideration of Public Parking Projects

In accordance with Clause 5.17.11 of LPS4, before the local government agrees to the payment of cash in lieu of the provision of parking spaces, the local government must have:

- i. Purchased land for a public car park
- ii. Provided a public car park in the vicinity of the proposed development or have a firm commitment to do so; or
- iii. Have an endorsed car parking strategy for each Town Centre zone with agreed works to be implemented.

Each parking strategy will define key sites for the location of public car parking areas as well as an agreed works schedule for the acquisition and/or development of these areas.

## 2.2 Commercial Lease of Public Parking Areas

Where the provision of a car parking station by the Council is available or proposed in the vicinity of the subject land council may lease or licence car parking bays at the full expense of the landowner subject to:

- a) Such agreement being memorialised on the certificate of title; and
- b) All costs associated with the lease/licence being incurred by the applicant/owner;
- c) Unless specifically approved otherwise leased/licenced bays will not be for exclusive use; and
- d) The contributions being paid into a special fund and used in accordance with Part 5 of LPS4.

## 2.3 Proceeds of Cash-in-lieu

- a) The proceeds of any cash-in-lieu parking arrangements should be appropriately apportioned to public car parking facilities as needed;
- b) Payments made under Part 5 of LPS4 shall be paid into a special fund to be used for the provision of public car parking facilities in the vicinity of the land from which the payment has been received;
- c) From time to time, Council may resolve to utilise funds, from payments made under Part 5 of LPS4, for the provision of cycling or pedestrian facilities; and

- d) Any interest incurred by the funds shall be reinvested into car parking areas to provide for improvements and/or maintenance.

**ADOPTED – 6 December 2018**

**EFFECTIVE – 12 December 2018**

**NEXT DUE FOR REVIEW – December 2023**

**The Administration of this Policy is by the Development and Regulation Division.**