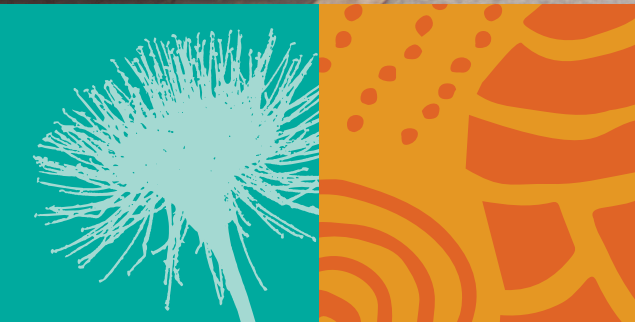


CITY OF SOUTH PERTH

# PAYMENT IN LIEU OF PARKING PLAN



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## 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 31 October 2023.

The Plan will cease operation on 31 October 2033, 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 the Plan shall be made in accordance with clause 77M and the current version shall be published in accordance with clause 77L. A record of amendments to the Plan shall be maintained in the table below:

<b>Amendment No.</b>	<b>Date</b>	<b>Comment</b>

### 1.5 Objectives of the Plan

The Plan has the following objectives:

1. To ensure a consistent approach to the application of payment in lieu of parking bays.
2. To support an integrated approach to transport and parking management within the City of South Perth which balances provision for cars with the requirements of other modes of transport.
3. To facilitate the provision and development of adequate parking facilities within the City of South Perth, which reflects the planning intent for a mixed use, urban, vibrant and accessible 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:

### Strategic Community Plan

The Strategic Community Plan includes the following action in relation to parking management which provides strategic direction for the development of the Plan.

- 3.1. Develop and implement integrated transport and infrastructure plans that consider improved parking management systems and encourage alternative forms of transport.

### Corporate Business Plan

As part of the implementation of the Strategic Community Plan action for a 'Connected and Accessible City' the Corporate Business Plan identifies to implement the supporting plans associated with the Integrated Transport Plan (ITP) which focuses on five key areas – active travel (walking and cycling), public transport, road transport, parking and public spaces. The management and provision of parking is a key component of the ITP which the Plan will assist to deliver.

### Integrated Transport Plan

A key objective of the City's Integrated Transport Plan is to 'Manage the provision and operation of on-street and off-street parking to service the community and local businesses whilst managing travel demand to encourage a shift towards trips being made using public transport, cycling and walking.' The Plan is an important tool to manage appropriate provision of off-street parking and provide greater opportunities for active transport through the identified 'other transport infrastructure' projects.

### Parking Strategy

The Parking Strategy provides a long-term plan for the provision and management of parking within the City. The Plan supports implementation of the Strategy and preparation of future Parking Management Plans to address the management and supply of public parking across the City.

### City of South Perth Local Planning Strategy

The City's Local Planning Strategy is the key strategic urban planning document for the City. It is closely linked to the City's Strategic Community Plan (2017-2027) and the Corporate Business Plan. It defines a framework of land uses and activities and provides a guide to the integration of social, environmental and economic planning and development in the City.

One of the strategies (4.3.3) of the Local Planning Strategy recommends that the City: '4.3.3 Develop a comprehensive parking system that considers demand, supply and management of parking'.

### City of South Perth Local Planning Scheme No. 7

Local Planning Scheme No. 7 (LPS 7) will implement parking requirements through the local planning framework for all new development. At the time of adoption of this Plan, LPS 7 was being considered by the Western Australian Planning Commission for submission to the Minister for Planning for Final Approval. The *Planning and Development (Local Planning Schemes) Regulations 2015* provides for the preparation of a plan.

### South Perth Activity Centre Plan & Canning Bridge Activity Centre Plan

The South Perth and Canning Bridge Activity Centre Plans contain parking requirements for all new development. This includes minimum car parking for non-residential uses and objectives generally discouraging private vehicle travel and encouraging active transport modes.

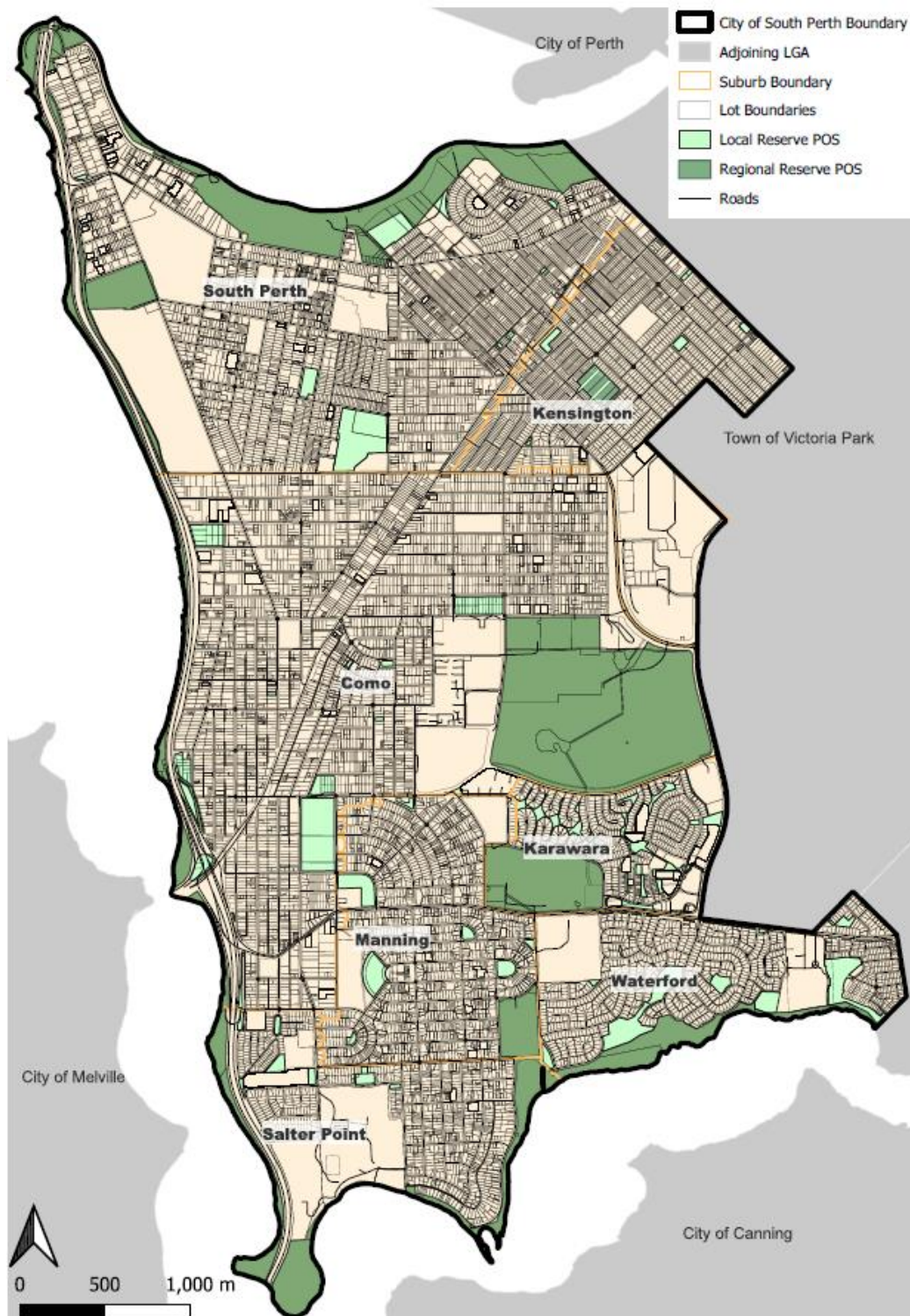
## 2. Terms used

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 must be spent in the Plan area.

### 3.1 Map



## 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 City 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).

The calculation cost is as follows:

$$\text{(Infrastructure cost per m}^2 \times 15(\text{m}^2\text{)*)} \times \text{car parking space shortfall}$$

The current infrastructure cost per m<sup>2</sup> for the City is \$380.

### 4.2 Revisions to 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

Contributions paid towards parking infrastructure in terms of the plan need to be spent in the local government boundary of the City of South Perth.

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

In accordance with clause 77I(2), money collected under the Plan must be applied for the purposes set out below:

### 5.1 Public Car Parking Infrastructure

<b>Public Car Parking Infrastructure</b>	<b>Cost</b>
At-grade on-street car parking bay	\$380 per m <sup>2</sup>

### 5.2 Other Transport Infrastructure

<b>Other Transport Infrastructure</b>	<b>Cost</b>
Technology to increase efficiency and turnover of bays	\$450 per Parking Sensor \$7,000 per Ticket Machine

Electric charging facilities	\$14,000 per 63 A single e-vehicle charging station. \$22,000 per 63 A double e-vehicle charging station
Footpath infrastructure, including new connections and upgrades	\$76 per m <sup>2</sup> (supply and install concrete)
Street lighting	\$10,000 per light (incl. pole and installation)
Provision of, or upgrades to, bicycle networks	\$116 per m <sup>2</sup> (Shared Path 3.0m wide, red asphalt incl. line marking)

### 5.3 Ancillary or Incidental Purposes

Ancillary or Incidental Purposes	Cost
Shade Trees	\$500 per tree (incl. supply, planting and 12 months maintenance)
CCTV	\$35,000 per camera (incl. comms cabinet, pole, programming, and software licence)

Money collected under the Plan will be expended generally in proximity to the development providing the funds.

## 6. Other information required by the WAPC

No other information has been required by the WAPC.

## 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 City of South Perth 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 City of South Perth requires payment of monies to be made.

Prior to granting development approval and imposing a condition for payment in lieu of parking, the City of South Perth will 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 condition shall read as follows:

*“Prior to the commencement of development, payment of \$<insert total amount> shall be made to the City of South Perth 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 City of South Perth Payment in Lieu Parking Plan and*

*Schedule 2, clause 77H of the Planning and Development (Local Planning Schemes) Regulations 2015.”*

Additional information, by way of an advice note, may be provided by the City of South Perth to confirm its expectations in relation to the payment in lieu of parking, 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 City of South Perth shall establish and maintain a Reserve Account for money collected under the Plan (clause 77I(1)). The Reserve Account shall be established under the provisions of the Local Government Act 1995, Section 6.11. The reserve account shall be 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 shall be 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 shall be maintained by the local government until all funds have been expended or repaid.

### 8.4 Reporting

Report of the Reserve Account shall 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 City of South Perth 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 parking development approval condition.

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

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





# 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: \_\_\_\_\_