

 GLAMORGAN SPRING BAY COUNCIL	POLICY - DEVELOPMENT ASSISTANCE-PARKING IN LIEU PAYMENTS	1.3	
		Version 2	Date 26/07/16
Minutes Date: 23/8/2016	Approved By: Council Decision No 115/16	Review Date As required but no later than 2020	

1. OBJECTIVE

The objective of this policy is to provide a mechanism whereby:

- a. Council can maximise contributions for parking in lieu contributions.
- b. Contributions with respect to “Parking in Lieu” can be made in such a way that they are tax efficient for a business in start up phase and do not become a disincentive to business and hinder the creation of employment opportunities.

2. SCOPE

N/A

3. DEFINITIONS

Glamorgan Spring Bay Interim Planning Scheme 2015 - Code E6 – Parking and Access Code

Code E6.6.1 – Number of Car Parking Spaces

- a) For any use or development in Table E6.1 and Table E6.2 where sufficient parking cannot be provided within the site, Council may accept a cash payment in lieu of a portion of the on-site provision.
- b) The number of parking spaces required for any use or development shall be determined in accordance with Table E6.1 and Table E6.2. A cash-in-lieu payment shall be required for each space in deficit of this provision or for a number of spaces as determined by the Council. Nevertheless, the use or development shall generally accommodate on-site spaces at least half of the normally required provision.
- c) Cash-in-lieu payments for use or development for each space not provided on site, shall be in accordance with the fees and charges as stated in the Annual Budget.
- d) Cash-in-lieu payments shall only apply in areas where the Council has agreed to establish or has already established public parking areas and where the additional parking required can be substantially integrated with the Council's public parking areas. Any payment taken with respect to this policy will be held in an appropriate reserve account for the town to which it applied.

4. PROCEDURE

Upon a decision by Council that Code E6 be invoked and that a Cash Contribution in lieu be made, this parking in lieu payment policy would apply.

When the building permit is issued, the required parking in lieu debt will be entered into the Planning / Building Control system. The amount payable will be calculated at the appropriate rate determined in the adopted fees and charges at the date of the commencement of works. Prior to the issuing of the certificate of occupancy/completion of the development, the parking in lieu payment will fall due for payment.

5. IMPLEMENTATION

- a. The fee for cash in lieu contributions for parking is to be set as part of the annual budget process and should be set mindful of the net rate to be received in the case of option 5c.
 - (i).
- b. The development is assessed to determine if sufficient parking can be provided on site.
- c. If not, the proponent is advised that a cash in lieu contribution is required and is also advised of two payment options:
 - (i) Lump sum payment
 - (ii) Payment over three annual instalments plus a 10% surcharge.
- d. If 5.c. (ii) is approved by Council, a payment arrangement shall be entered into.
- e. Contributions received shall be held in an appropriate reserve account to be used in town to which it applied.

6. DELEGATION

This policy delegates to the General Manager.

7. RESPONSIBILITY

The compliance of this policy is the responsibility of the General Manager (approvals) and Manager Regulatory Services.

8. REPORTING

N/A

9. STATUTORY REQUIREMENTS

The Local Government Act 1993

The Glamorgan Spring Bay Interim Planning Scheme 2015.

10. REFERENCES

The Glamorgan Spring Bay Interim Planning Scheme 2015.

11. ATTACHMENTS

N/A