

	POLICY - DEVELOPMENT ASSISTANCE-PARKING IN LIEU PAYMENTS	1.3	
		Version 1	Date 25/10/06.
Minutes Date: 23 March 2009	Approved By: Council Decision No 064/09	Review Date - As required	

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 employment development.

2. SCOPE

N/A

3. DEFINITIONS

Glamorgan Spring Bay Council Planning Scheme Part 9 Schedule 3.5 : -

“S3.5 Cash in Lieu

- a) For any use or development in Table 1 which is in a Business or Commercial Zone 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 1. 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 located in the Commercial Zones, for each space not provided on site, shall be in accordance with the fees and charges as stated in the Annual Budget.
- d) This clause 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.”

4. PROCEDURE

Upon a decision by Council that Part 9 (Schedule 3.5) be invoked and that a Cash Contribution in lieu be made, this parking in lieu payment policy would apply.

At the time the Planning Permit is issued the required parking in lieu debt will be entered into the Planning / Building Control system. Upon commencement 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 c. (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.

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 Corporate Services (accounting).

8. REPORTING

N/A

9. STATUTORY REQUIREMENTS

The Local Government Act 1993
Glamorgan Spring Bay Council Planning Scheme

10. REFERENCES

The Glamorgan Spring Bay Council Planning Scheme.

11. ATTACHMENTS

N/A