

Industrial Areas Payment in Lieu of Parking Plan

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 areas identified in this Plan. This plan outlines the purposes for which payment in lieu of car parking will be used in the areas identified and how money collected will be administered by the City.

1.3 Operational dates

The Plan commenced operation on 2 March 2022. The Plan will cease operation on 2 March 2032, 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:

Amendment Number	Date	Comment

1.5 Objectives of the Plan

The Plan has the following objectives:

- To detail and expand upon the circumstances under which the City may agree to exercise its discretion under Clause 4.5 of Town Planning Scheme No. 4 (TPS No.4) by accepting cash payments in lieu of the provision of on-site car parking within the Industrial Areas specified in Section 3.1.
- To further expand on the manner as detailed in clause 4C.7.3 of TPS No.4 in which the City will calculate the cash payment in lieu of the provision of car parking.
- To establish a method of managing and spending funds paid to the City in lieu of parking for the provision of alternative parking in the public realm.

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 (2020-2030);
- Town Planning Scheme No. 4
- Local Planning Policy PLN 4.1 - The Design of Industrial Sites and Estates;
- Local Planning Policy PLN 5.4 - Cash in Lieu for Car Parking;
- AS 2890.5:2020 Parking Facilities On-street parking

2. Terms used

The terms used in the Plan have the same meaning as in the Regulations. In this Plan, the additional terms mean: N/A

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 Maps (s)

The Plan applies to several industrial areas in the City of Armadale and the following maps specify those areas and are included as Attachments to the Parking Plan.

Index Map

Individual Area Map(s)

- Forrestdale Business Park East
 - Bounded by Tonkin Highway, Ranford Road, Armadale Road; excluding the wetlands.
- South Forrestdale Industrial Area
 - As per Local Structure Plans
- Kelmscott Industrial Area
 - Bounded by Stott Close, Champion Dr, Gillam Drive, Bruns Street, Third Avenue, John Dunn Memorial Park, Lot 3555 Railway Avenue, and Railway Avenue.
- South Armadale Industrial Area
 - Bounded by Rail reserve, Hobbs Drive, South Western Highway and Stone Street.

4. Reasonable estimate of costs for payment-in-lieu

4.1 Calculation of reasonable estimate of costs

The maximum lump sum contribution shall be calculated according to the method outlined in Schedule 2, Clause 77H(4) of the *Planning and Development (Local Planning Scheme) Regulations 2015 – Payment in lieu of parking condition for non-residential development* (the Calculation).

For the purposes of the Calculation the Infrastructure Cost per m² is \$280.00 (as 28/02/2022).

This estimate is based on the cost of constructing of a set of three on-street parallel parking bays, including kerbing, pavement, line markings and any necessary modifications to drainage as per Rawlinsons Construction Cost Guide.

Therefore, the expected contribution cost is \$4,200.00 per bay.

4.2 Revisions to reasonable estimate of costs

The Reasonable Estimate of Costs in this Plan should be reviewed by the City from time to time using the method(s) approved by the Western Australian Planning Commission (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.

In this Plan, updates to the Reasonable Estimate of Costs are noted in the version table in Section 1.4.

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

In accordance with clause 771(2), money collected under the Plan must be applied for the purposes set out below:

5.1 Public Car Parking Infrastructure

The funds under control of this Parking Plan shall be spent to establish and maintain parking embayments in the nearest suitable location on the following streets or another Local Government managed reserve within the relevant Industrial Area, in accordance with the relevant Australian Standard for either on-street or off-street carparking:

- Archimedes Drive, Forrestdale
- Babbage Street, Forrestdale
- Benz Boulevard, Forrestdale
- Bessemer Road, Forrestdale
- Braddock Street, Kelmscott
- Brant Road, Kelmscott
- Browning Road, Armadale
- Burns Road, Armadale
- Byron Road, Armadale
- Capstick Lane, Kelmscott
- Cartwright Drive, Forrestdale
- Celsius Road, Forrestdale
- Champion Drive, Kelmscott
- Da Vinci Way, Forrestdale
- Edison Circuit, Forrestdale
- Einstein Link, Forrestdale
- Eliot Road, Armadale
- Giacomelli Rd, Forrestdale
- Gillam Drive, Kelmscott
- Hendon Way, Kelmscott
- Hensbrook Loop, Forrestdale
- Hobbs Drive, Armadale
- Keates Road, Armadale
- Lockhart Road, Kelmscott
- Marconi Bend, Forrestdale
- McCook Street, Forrestdale
- Nobel Way, Forrestdale
- Owen Road, Kelmscott
- Roos Avenue, Forrestdale
- Stone Street, Armadale
- Tesla Way, Forrestdale
- Tinga Place, Kelmscott
- Turley Street, Forrestdale
- Unnamed Roads within Forrestdale Business Park East and South Forrestdale Industrial Areas
- Watt Link, Forrestdale

The roads that are planned within the Forrestdale Business Park East and South Forrestdale Industrial Areas but not yet named are also included in this Parking Plan.

5.2 Other Transport Infrastructure

Additionally, the funds under control of this Parking Plan may also be used for:

- the establishment and maintenance of footpaths within the plan area, including in public open space and drainage reserves, where this is determined by the City to be necessary for the safety of pedestrians using the subject parking facilities;

- the installation of parking control signage or road marking to limit parking outside of proper parking facilities;
- the installation of trees that provide shade to parking embayments constructed using this plan.

6. Operation

6.1 Operational requirements

The Plan shall operate in accordance with Part 9A of the Regulations.

6.2 Triggers for payments to be made

Payment of money shall be made to the Local Government 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 Local Government requires payment of monies to be made.

6.3 Decision-making on Development Applications using this Plan

Decision makers are to have due regard to the Plan, as to Local Planning Policy PLN 5.4 Cash in Lieu for Car Parking, when considering any development application that proposes the City exercise its discretion under Clause 4.5 of Town Planning Scheme No. 4 (TPS No.4) by accepting cash payments in lieu of the provision of on-site car parking within the relevant Industrial Areas.

7. Financial Administration (clause 77I)

7.1 Reserve Account to be established and maintained

The local government 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*.

7.2 Interest earned

Interest earned on the Reserve Account under the plan shall be treated in accordance with clause 77I, which requires that interest be spent for the purposes set out in this payment in lieu of parking plan.

7.3 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.

7.4 Reporting

Report of the Reserve Account shall be provided in accordance with the requirements of the *Local Government (Financial Management) Regulations 1996*. R.38 of those Regulations requires that the City's annual financial report include specific details about this Reserve Account.

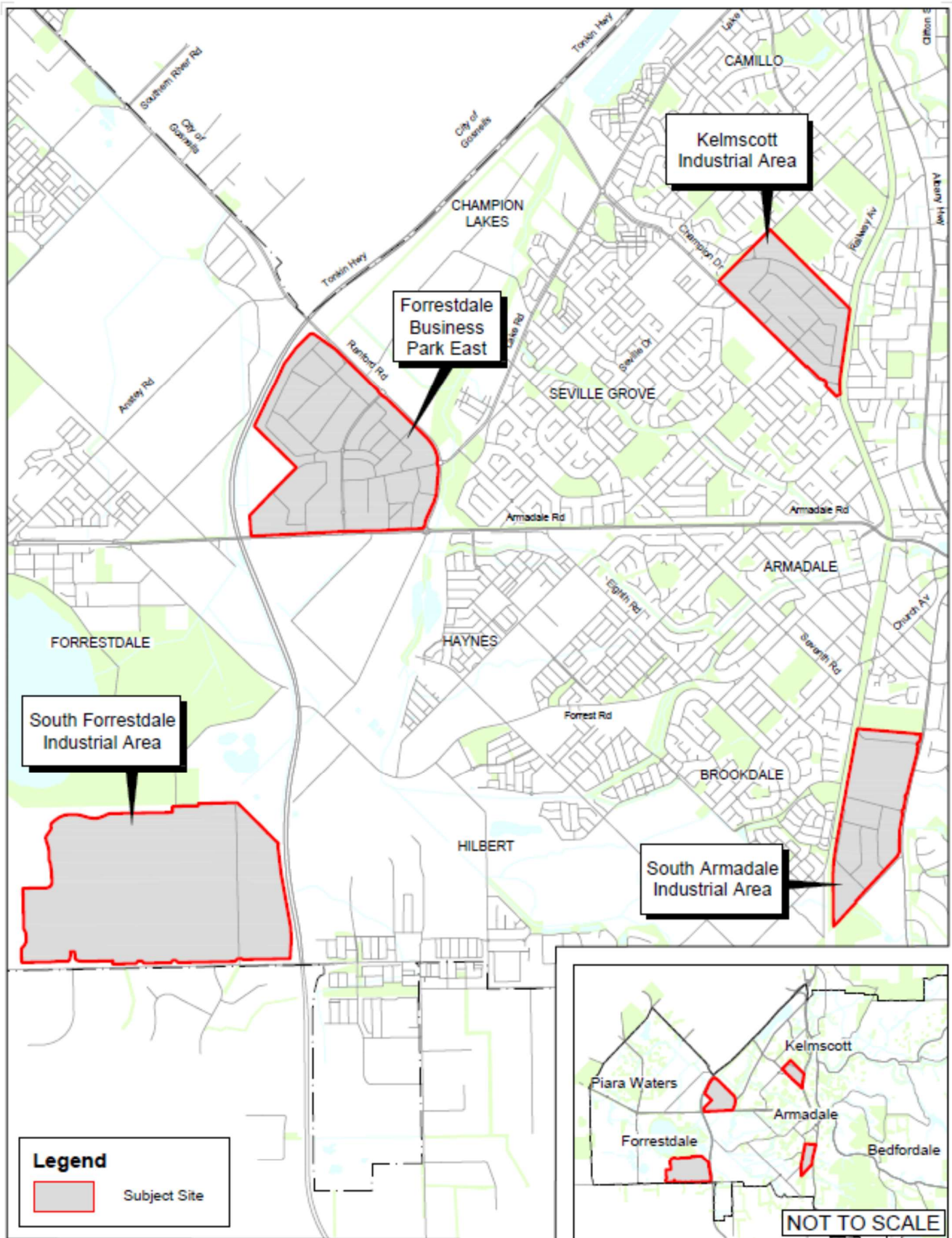
7.5 Invoice for payment of money

In addition to a payment-in-lieu of parking condition applied to a development approval under clause 77H, the local government shall (upon request) issue an invoice that enables 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.

7.6 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) which provide for repayment of unspent funds and any interest.

Council resolution	Date
D41/11/21 (Resolution to advertise)	22 November 2021
D7/2/22 (Resolution to approve)	28 February 2022



LOCATION PLAN
Industrial Areas Cash in Lieu of Parking

