



1.0 Purpose

- 1.1 This policy establishes guidelines for the levying of 'cash in lieu' contributions from developers for any new car parking spaces which may be required in the Business Zones of the towns of Wynyard and Somerset under the *Waratah Wynyard Interim Planning Scheme 2013* in those situations where the calculated additional parking spaces required of a proposed development are unable to be provided due to practical constraints.

2.0 Objective

- 2.1 The objective of this policy is to ensure that all development applications in the Business Zones of the towns of Wynyard and Somerset which may require the payment of a cash contribution in lieu of provision of car parking spaces are treated equitably.

3.0 Scope

- 3.1 This policy will apply to all development applications in the Business Zones of the *Waratah Wynyard Interim Planning Scheme 2013* which allow Council to consider requesting payment by a developer of a 'cash in lieu' contribution for parking under the provisions of the "Car Parking and Access Schedule" of the Scheme.

4.0 Policy

- 4.1 No 'cash in lieu' contributions will be required from developers for the provision of car parking spaces in either of the Wynyard or Somerset Business Zones unless the most recent survey of parking usage in the relevant Zone indicates a need for additional car parking spaces to accommodate an increased demand for parking.
- 4.2 If the most recent survey of the car parking space occupancy levels in either of the Wynyard or Somerset Business Zones indicates that additional parking is required in the relevant Zone, and such parking is unable to be physically provided by a developer and made available for public parking, then a 'cash in lieu' contribution, calculated in accordance with the provisions of the *Waratah Wynyard Interim Planning Scheme 2013* "Car Parking and Access Schedule" shall be payable by the developer.
- 4.3 Any 'cash in lieu' contributions monies collected by Council from developers under the provisions of the *Waratah Wynyard interim Planning Scheme 2013* shall be retained by Council in a separate car parking reserve account to be applied solely toward the provision of additional or upgraded car parking spaces in whichever of the Business Zones that the 'cash in lieu' contribution applies to.



4.4 This policy is to apply except where it is inconsistent with any of the provisions of the *Waratah Wynyard Interim Planning Scheme 2013* or any relevant legislation.

5.0 Legislation

Land Use Planning and Approvals Act 1993
Waratah Wynyard Interim Planning Scheme 2013

6.0 Responsibility

6.1 Council is the responsible body for ensuring that its decisions are consistent with this policy. The operational implementation of the policy is the responsibility of the Manager Development and Regulatory Services.

7.0 Minute Reference

Minute No. 12.2

8.0 Council Meeting Date

15 November 2010

DOC NO: LUP.005	VERSION NO: 2	APPROVAL DATE: 15/11/2010
CONTROLLER: General Manager	APPROVED BY: - COUNCIL	REVIEW DATE: March 2020