



EMP-PLA-011 | Cash-in-Lieu for Parking

Strategic Context

Strategic Link	Policy Objective
☑ United ☑ Safe & Healthy ☑ Beautiful & Respected ☑ Prosperous & Equitable	The objective of this Policy is to provide a clear and consistent framework for the assessment and application of cash-in-lieu contributions in lieu of on-site parking requirements, to support fair and transparent decision-making, facilitate appropriate development outcomes, and ensure that parking demand is managed in a manner that supports the efficient use of land and the orderly development of the Shire.

Introduction

1. The Shire of Halls Creek is responsible for assessing development proposals in a manner that supports safe access, appropriate parking provision and orderly development. While on-site parking is generally required to meet the operational needs of development, there may be circumstances where an alternative approach is appropriate. This Policy has been developed to provide a clear and consistent basis for the consideration of cash-in-lieu contributions for parking where the full provision of on-site parking is not practical or desirable.

Purpose

2. The Shire of Halls Creek acknowledges the need to ensure an adequate provision of off-street parking to cater for the normal parking demand of land uses in all areas, as well as the importance of providing options for developers to establish alternative on-site parking arrangements.
3. The Shire of Halls Creek Local Planning Scheme states that the local government accept a cash payment in-lieu of the provision of on-site parking in certain circumstances.

Policy Scope

4. This policy applies to all development located within the 'Commercial' zone and 'Mixed-Use' zone within the Shire of Halls Creek scheme area.

Policy Statement

5. This policy is to provide guidance on the application of cash-in-lieu parking arrangements for development within the Shire of Halls Creek. This policy is to establish a formula that is applied to calculate cash-in-lieu payments in a consistent and transparent manner. This policy is to provide guidance on the use of the funds derived from a cash in lieu payment.



Principles Underpinning the Policy

Principle Name	Principle Definition
Practical and Flexible Development Outcomes	The Shire of Halls Creek recognises that physical on-site parking may not always be achievable or desirable and supports cash-in-lieu contributions as a flexible alternative to meet parking demand.
Support for Town Centre Activation	Cash-in-lieu arrangements may be used to facilitate development in the town centre and other constrained sites where on-site parking provision could limit economic activity or site redevelopment.
Fair and Equitable Contributions	Developers benefiting from reduced on-site parking requirements will contribute fairly to the provision, maintenance, or upgrade of public parking and related infrastructure.
Strategic Parking Management	Funds collected through cash-in-lieu will be directed toward planned, coordinated parking solutions that benefit the broader community.
No Net Loss of Parking Capacity	Implementation of cash-in-lieu arrangements will ensure that parking demand generated by development is offset through provision of public parking or equivalent transport improvements.
Transparency and Accountability	Contribution rates, decision-making processes, and expenditure of funds will be clear, documented, and publicly accountable.
Proportionate and Consistent Application	Cash-in-lieu will be applied consistently and in proportion to the scale and parking demand of the proposed development.
Compliance with Planning Frameworks	All cash-in-lieu arrangements will be implemented in accordance with the Shire's Local Planning Scheme and relevant State planning policies.
Responsiveness to Local Context	Policy implementation will reflect Halls Creek's settlement pattern, traffic volumes, land availability, and economic conditions.

Definitions

Term	Meaning
Cash-in-Lieu Contribution	A monetary contribution paid to the Shire of Halls Creek by a developer in place of providing the required number of on-site parking bays in accordance with the Local Planning Scheme or planning approval.
Parking Requirement	The number of vehicle parking bays required to be provided for a development under the Shire of Halls Creek Local Planning Scheme or relevant planning policy.
Shortfall of Parking Bays	The difference between the required number of on-site parking bays and the number of bays proposed or able to be provided on the development site.
Public Parking Infrastructure	Shire-owned or managed parking bays, car parks, access ways, and associated infrastructure provided for public use.



Policy Details

6. In the first instance, on-site parking bays are to be provided in accordance with the parking standards outlined in the relevant local planning policy, structure plan, activity centre plan or local development plan.
7. Where the total required on-site car parking bays are not proposed to be provided on the subject site, there may be circumstances under which an alternative to the payment of cash-in-lieu for the shortfall parking bays may be considered. These may include; approval in a reduction of the number of car parking bays to be provided and; consideration of reciprocal parking and access arrangements where different land uses are located on adjoining sites, and where appropriate agreements can be put in place.
8. Subject to satisfying provisions within clause 5.1, the Shire may agree to accept a cash payment in lieu of the provision of carparking, but subject to the following requirements:
 - a) the cash-in-lieu payment shall be not less than the estimated cost to the owner of providing and constructing the parking spaces required by the Scheme, plus the value, as determined by either the Valuer-General or by a licensed valuer appointed by the local government, of the area of his land which would have been occupied by the parking spaces;
 - b) Before the local government agrees to accept a cash payment in lieu of the provision of car parking spaces, the local government may either have already provided a public car park nearby, or may have firm proposals for providing a public car park area nearby within a period of not more than eighteen (18) months from the time of agreeing to accept the cash payment.
 - c) payments made under clause 5.1 shall be paid into a parking fund to be used for the provision of public carparking facilities. The Council may use this fund to provide public parking facilities anywhere within reasonable proximity to the subject land in which a cash-in-lieu arrangement is made; and
 - d) all costs incurred in obtaining the valuation shall be borne by the developer proposing the cash-in-lieu contribution.
9. The proceeds of any cash-in-lieu parking arrangements should be appropriately apportioned to car parking infrastructure needs as they arise within the Shire.
10. Payments made under Schedule 4 of the Local Planning Scheme shall be paid into a special purpose fund to be used for the provision of public carparking facilities and the local government may use this fund to provide or maintain public parking facilities anywhere within the 'Commercial' zone and 'Mixed-Use' zone.

Accountability

11. Council is responsible for adopting this policy and providing strategic oversight of cash-in-lieu parking arrangements within the Shire of Halls Creek.
12. The Chief Executive Officer is accountable for implementation of the policy and may delegate operational responsibilities to relevant officers.
13. Planning staff are responsible for assessing development applications, calculating contributions, and applying approval conditions; finance staff are responsible for receiving contributions, managing the dedicated Parking Fund, and reporting on its use; and infrastructure staff are responsible for planning and delivering public parking projects funded through contributions.



14. Applicants are responsible for paying required contributions in accordance with approval conditions. Compliance with financial governance and expenditure of funds will be overseen through the Shire's audit and risk processes.

Related Documentation / Legislation

Legislation	Shire of Halls Creek Documentation
a. Planning and Development Act 2005 (WA) b. Planning and Development (Local Planning Schemes) Regulations 2015 (WA) c. State Planning Policy Framework d. Relevant State Planning Policies (SPPs) e. Local Government Act 1995 (WA)	a. Shire of Halls Creek Strategic Community Plan b. Shire of Halls Creek Corporate Business Plan c. Shire of Halls Creek Financial Management Framework d. Shire of Halls Creek Risk Management Framework e. Shire of Halls Creek Asset Management Plans

Policy Review

15. This Policy will be reviewed every four (4) years from the date of endorsement, or earlier in the event of legislative change, audit findings or a resolution of Council.

Document Control

Relevant delegations	Nil		
Risk Evaluation	Moderate		
Council adoption	27 March 2025	Resolution	2025/029
Next review due	March 2029		