

Purpose

The purpose of this policy is to facilitate development and to encourage growth in town centre precincts and across the entire local government area, by providing a basis for Council to enter into an Infrastructure Agreement where the obligation upon a development to provide onsite car parking spaces cannot be met.

The policy will improve the streetscape and pedestrian safety throughout town centre precincts. The policy will also provide a basis for the exercise of Council discretion where it is either physically impossible or undesirable to provide onsite carparking.

Scope

This policy is to:

- a) Outline the process and criteria that will apply to pay a monetary contribution in lieu of providing onsite car parking across the local government area within any township or as defined by any Car Parking Area Plan boundary identified in **Appendix 1**.
- b) Define how monetary contributions are to be obtained and utilised by Council; and
- c) Define the amount of a monetary contribution – see **Appendix 2**.

Note: *This policy does not apply to onsite service vehicle or disabled vehicle requirements.*

Policy Statement

1. Accepting monetary contributions in lieu of onsite car parking spaces

Where a development does not provide the number of carparks required by Council on site, Council may accept monetary contribution in lieu of onsite car parking spaces, in accordance with the Planning Scheme, having regard to the following:

1. Any premises within the local government area or a premises within any town or specifically identified in a relevant Car Parking Area Plan contained in **Appendix 1**; and
2. It is in the community interest to provide alternate car parking arrangements.
3. Council discretion where it is either physically impossible or undesirable to provide onsite carparking.

Process

2. Process for providing a monetary contribution

The applicant is encouraged to engage with Council before the lodgement of a development application.

1. Onsite car parking requirements will be calculated in accordance with the Acceptable Outcomes of the Planning Scheme.
2. The monetary contribution will be calculated by multiplying the shortfall in onsite car parking spaces with the Rates provided in **Appendix 2** for each township or area.
3. The monetary contribution will be reviewed annually and adjusted to reflect any changes in the calculation, and stated in Council's Fees and Charges annually.
4. An executed Infrastructure Agreement (IA) meets the requirements of the Planning Scheme and should be submitted as supporting information to the development application.
5. Council must determine that there are reasons why the development should be approved despite any conflict with the assessment benchmarks, in accordance with *Section 63(5)(e) of the Planning Act 2016 (QLD)*
6. The Chief Executive Officer is delegated the authority to negotiate the monetary contribution considering any specific circumstances.

3. Requirements for an Infrastructure Agreement

An Infrastructure Agreement must be made in accordance with *Chapter 4, Part 4 of the Planning Act 2016 (QLD)*.

1. Under the *Planning Act 2016 (Qld)*, this agreement is separate from any development approval, however both reside with the land.
2. The applicant should use Council's Infrastructure Agreement Template.
3. The Infrastructure Agreement must reflect the shortfall of onsite car parking and the rates for each township or local government area in **Appendix 2**.
4. The Infrastructure Agreement must state that the monetary contribution is payable prior to the commencement of the use, unless otherwise agreed by Council.
5. The Infrastructure Agreement should be executed prior to approval.
6. The Infrastructure Agreement will become invalid if the application is refused.
7. Any costs incurred by Council in preparing and executing the Infrastructure Agreement will be met by the applicant.

4. Utilisation of Monetary Contribution

1. Council must ensure that monetary contributions in lieu of onsite car parking are held in operational and/or capital reserve for the sole use of parking facilities in the area collected.
2. Parking facilities may include provision of additional parking spaces, enhancements to encourage utilisation of existing parking facilities, establishing area parking control schemes and devices, studies and planning into parking needs and improvements.

5. Timing of Construction and Disclaimers

1. The monetary contribution for onsite car parking is not an infrastructure charge and cannot be used as an offset to infrastructure charges identified in the Infrastructure Charges Resolution (ICR) or an Infrastructure Charges Notice (ICN).
2. The payment of a monetary contribution under an Infrastructure Agreement in lieu of the provision of onsite carparking shall have no effect on infrastructure charges that may be payable under the relevant ICR.
3. Council is under no obligation to provide the public parking within a set timeframe.
4. When public parking is established, Council is under no obligation to allocate car parks for each development.
5. The construction of the public parking is subject to budget considerations.
6. Council may continue to collect monetary contributions after construction to repay outstanding costs and ensure adequate maintenance of any car parking infrastructure.

Related Policies and Legislation

Local Government Act 2009 (Qld)
Transport Infrastructure Act 1994 (Qld)
Planning Act 2016 (Qld)
Whitsunday Regional Council Local Law 2014
Planning Regulation 2017

Definitions

Car Parking Area Plan - refer to Appendix 1 containing plans for any specific urban precincts covered by

this policy.

Council - refers to the Whitsunday Regional Council.

Infrastructure Charges Resolution - the Resolution that details how to levy infrastructure charges in accordance with the Local Government Infrastructure Plan.

Infrastructure Agreement - as defined by the *Planning Act 2016 (QLD)*.

Monetary Contribution - payment made in lieu of providing the minimum number of physical on-site car parking spaces required by the Planning Scheme as indicated in Appendix 2 for respective Car Parking Area's.

Planning Scheme - Whitsunday Planning Scheme.

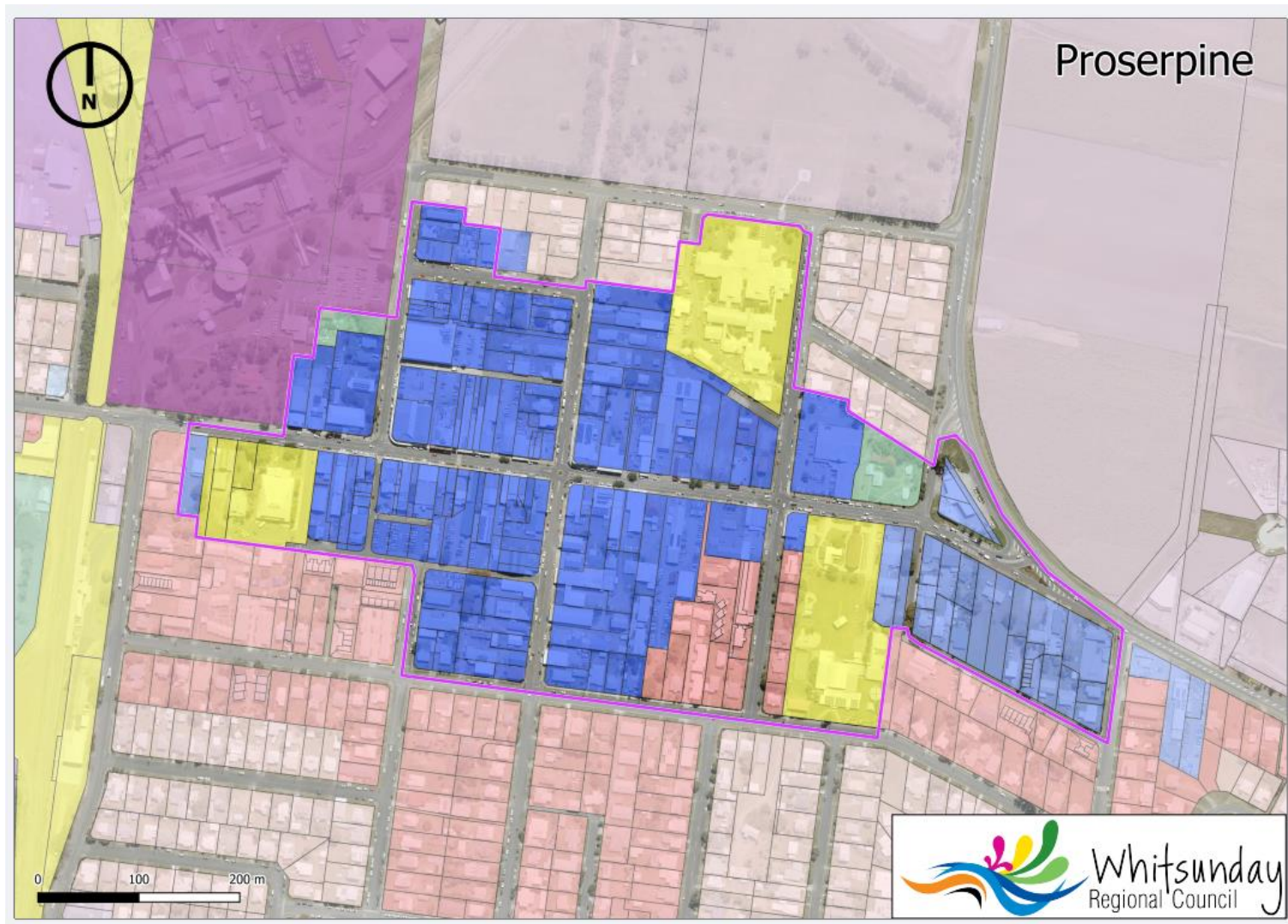
Planning Act - means the *Planning Act 2016 (Qld)* including the *Planning Regulation 2017*.

COUNCIL POLICY (Governance use only)			
Date Adopted by Council	10 December 2025	Council Resolution	OM2025/12/10.4
Effective Date	10 December 2025	Next Review Date	30 June 2029
Responsible Officer(s)	Gary Murphy	Revokes	N/A
Public Consultation: Yes / No	No		

Appendix 1 - Car Parking Area Plans



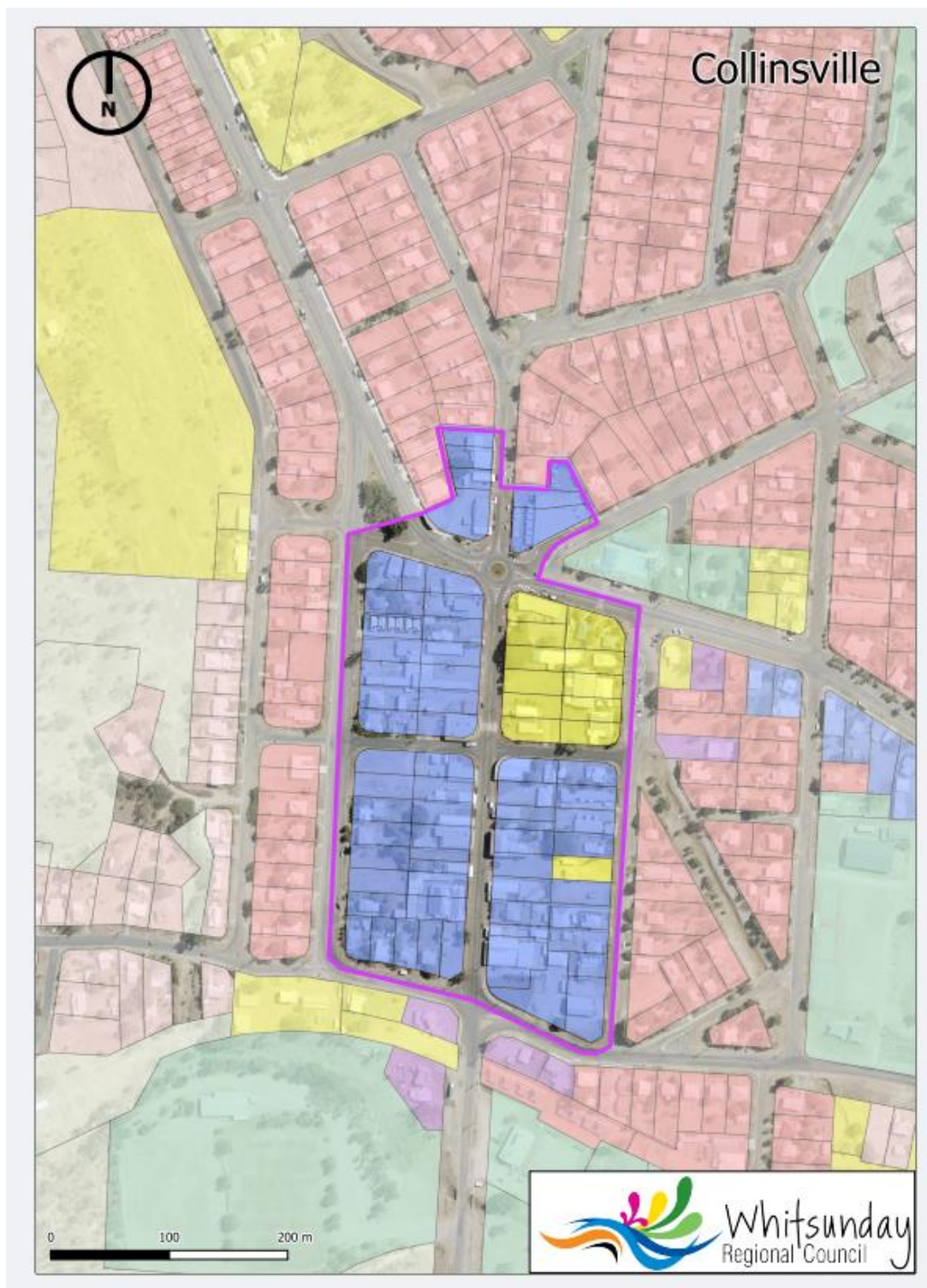
Appendix 1 - Car Parking Area Plans



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Appendix 2 – Monetary Contribution Calculation

LOCATION	CONTRIBUTION AMOUNT (exc GST)
AIRLIE BEACH CAR PARKING AREA PLAN	\$40,000
PROSERPINE CAR PARKING AREA PLAN	\$13,500
BOWEN CAR PARKING AREA PLAN	\$14,500
COLLINSVILLE CAR PARKING AREA PLAN	\$10,000