

<b>Policy Title:</b>	<b>CAR PARKING ADMINISTRATIVE POLICY</b>
Policy Subject:	Development
Policy No.:	#2227174v7 – CP045
Directorate:	Development and Community
Department:	Planning & Growth
Section:	Strategic Land Use & Planning
Responsible Officer:	Executive Manager Planning & Growth
Authorised by:	Director, Development and Community
Adopted date:	01/08/2012
Review date:	13/01/2019
Amended date:	13/01/2017
Risk Assessment:	Medium

---

This policy commenced on 10 August 2012.

#### **1.0 OBJECTIVE:**

The objective of this policy is to provide a basis for the exercise of Council discretion to enter into a legal agreement with a developer to provide a monetary contribution toward off-site car parking spaces in exceptional circumstances where it is either physically impossible or undesirable to provide on-site car parking.

#### **2.0 POLICY:**

This policy establishes when a contribution can be made, the amount and how the contribution must be established.

The application of the Policy will be entirely at the discretion of the Council and/or the Chief Executive Officer.

#### **2.1 APPLICABILITY:**

This policy applies to non-residential development:

- that requires a Development Permit for Material Change of Use and is approved on or after 10 August 2012;
  - where the appropriate number of car parking spaces cannot be provided in accordance with the relevant planning scheme due to exceptional circumstances or site constraints; and
  - when the proposed development is located within the Car Parking Areas as identified in Attachments 1 to 5 or where Council considers that there is an opportunity to provide additional off-street car parking spaces within a suitable distance of the proposed development.
-

Council may also consider applying this administrative policy where an existing decision notice (i.e. an approval made prior to 10 August 2012) is the subject of a negotiated decision request or where an application to change an approval or condition/s of approval is made.

This policy does not apply to self-assessable or exempt development.

The proposed reduction in on-site car parking spaces must not unduly shift the parking demand to existing available private and public car parking spaces in the immediate vicinity, where it may cause negative impacts to others.

The following examples provide some guidance on where this policy may be applied.

**Example 1:**

Proposal for a Heritage Building in Maryborough to be used for another purpose, where:

- the proposed use is consistent with the planning scheme and suitable for the site;
- additional car parking spaces are required under the Planning Scheme;
- there would be low probability that the building could accommodate or attract a use that does not require any additional on-site car parking spaces; and
- there is a desire to maintain the building and its heritage values.

**Example 2:**

Proposal to develop a highly constrained vacant site in the Pialba CBD, where:

- the proposed development is consistent with the planning scheme and suitable for the site;
- the features and/or constraints of the site are a major impediment to the development of the site;
- the provision of the required number of on-site car parking spaces under the planning scheme would have a major detrimental impact on the viability of the development; and
- alternate suitable uses for the site are limited.

**2.1 REQUIREMENTS:**

Requests for Council to consider a contribution to securing off-site car parking under this Policy must be made in writing and must fully detail the exceptional circumstances that prevent the appropriate number of car parking spaces being provided on-site. The applicant must also demonstrate no adverse impacts to others in the vicinity.

The monetary contribution of \$10,000 per car parking space will be based on the average cost to Council for land acquisition and construction of parking spaces. The monetary contribution will be assessed annually and indexed by an appropriate construction index.

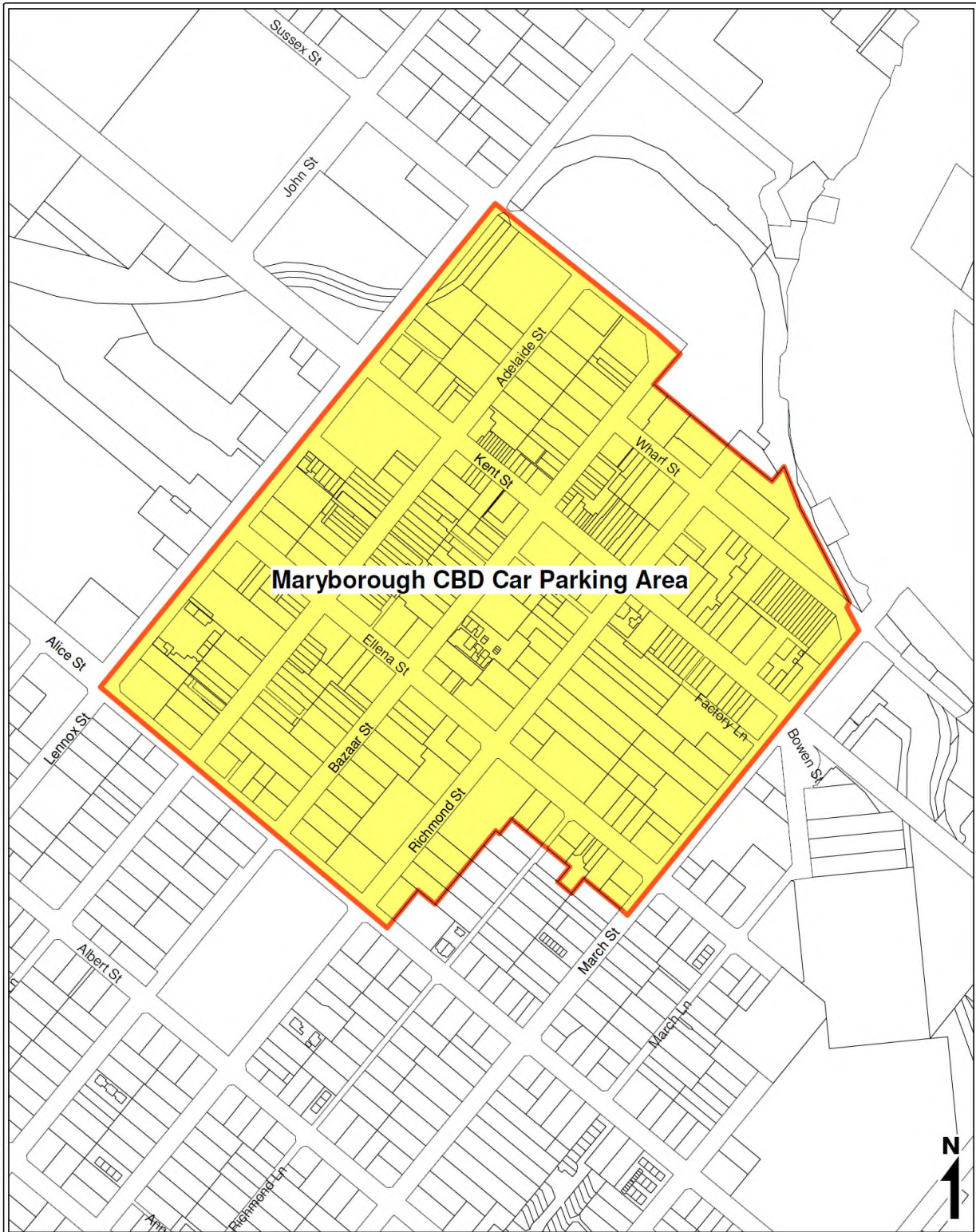
Full payment of any contribution approved under this Policy must be made to Council prior to any site works commencing.

Where Council has approved an application under this Policy, the Developer must enter into an infrastructure agreement with Council prior to the issue of a decision notice for the development.

**2.2 ASSESSMENT CRITERIA:**

Determination of an application for a cash contribution in lieu of on-site car parking spaces, including the provision of any specific requirements, will be determined by Council and/or the Chief Executive Officer, having regard to this Policy.

**Attachment 1 - Maryborough CBD Car Parking Area**

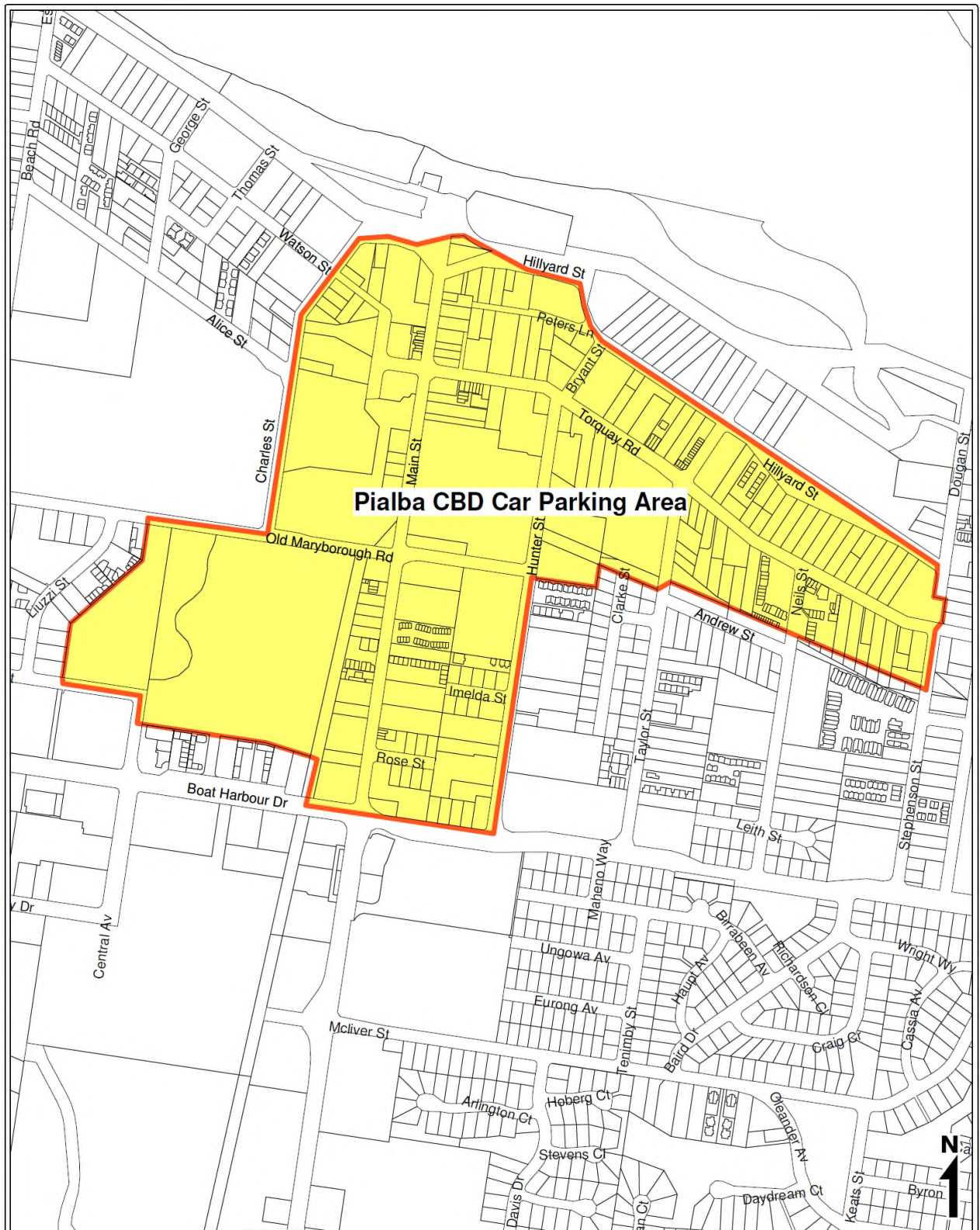


Fraser Coast Regional Council  
PO Box 1943  
Hervey Bay, QLD 4655  
Ph. 1300 794 929  
Fax. 07-4197 4455

Printed : 26/07/2012

**Maryborough CBD  
Car Parking Area**

**Attachment 2 - Pialba CBD Car Parking Area**



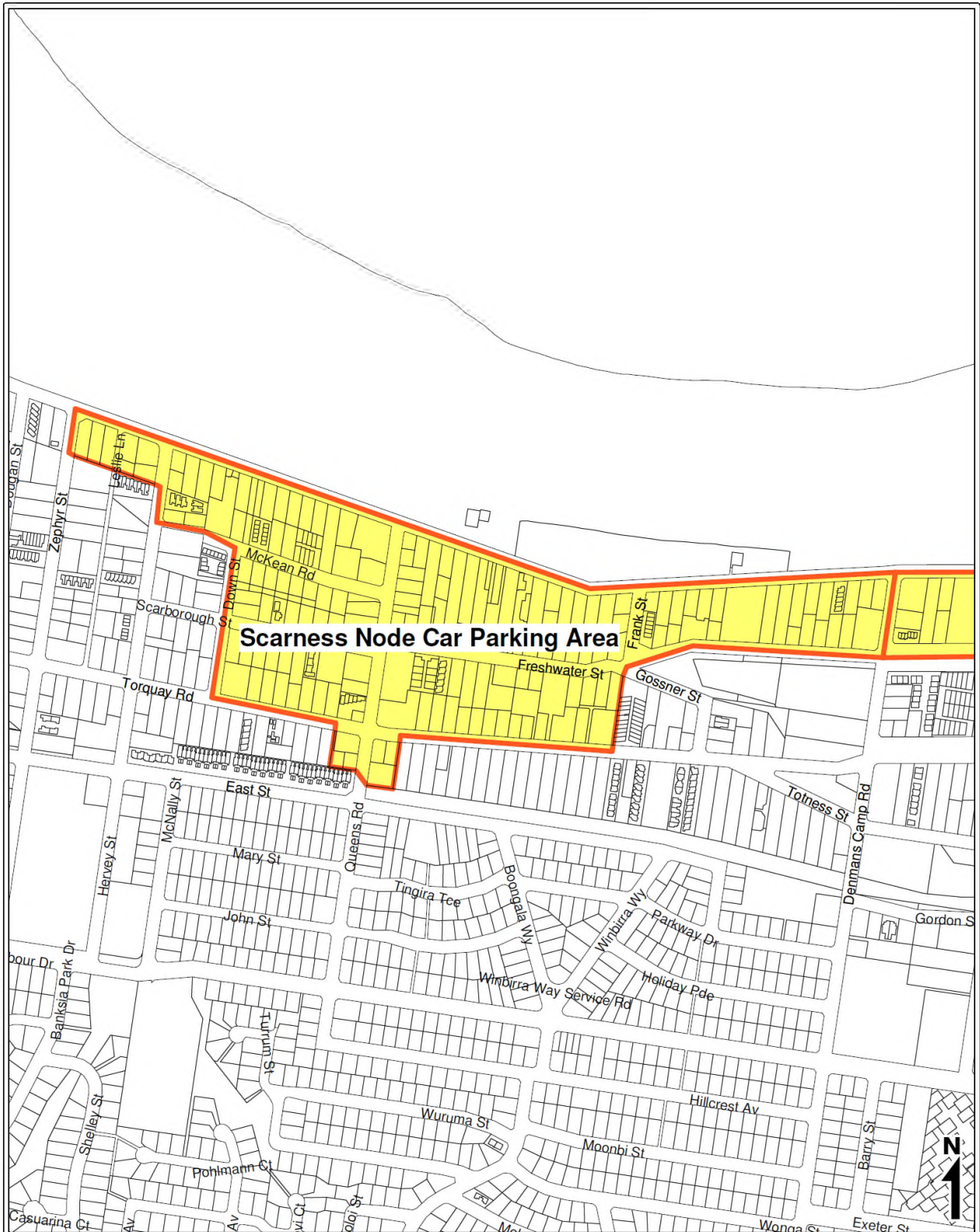
  
Fraser Coast  
REGIONAL COUNCIL

Fraser Coast Regional Council  
PO Box 1943  
Hervey Bay, QLD 4655  
Ph. 1300 794 929  
Fax. 07-4197 4455

Printed : 26/07/2012

**Pialba CBD  
Car Parking Area**

**Attachment 3 – Scarness Node Car Parking Area**



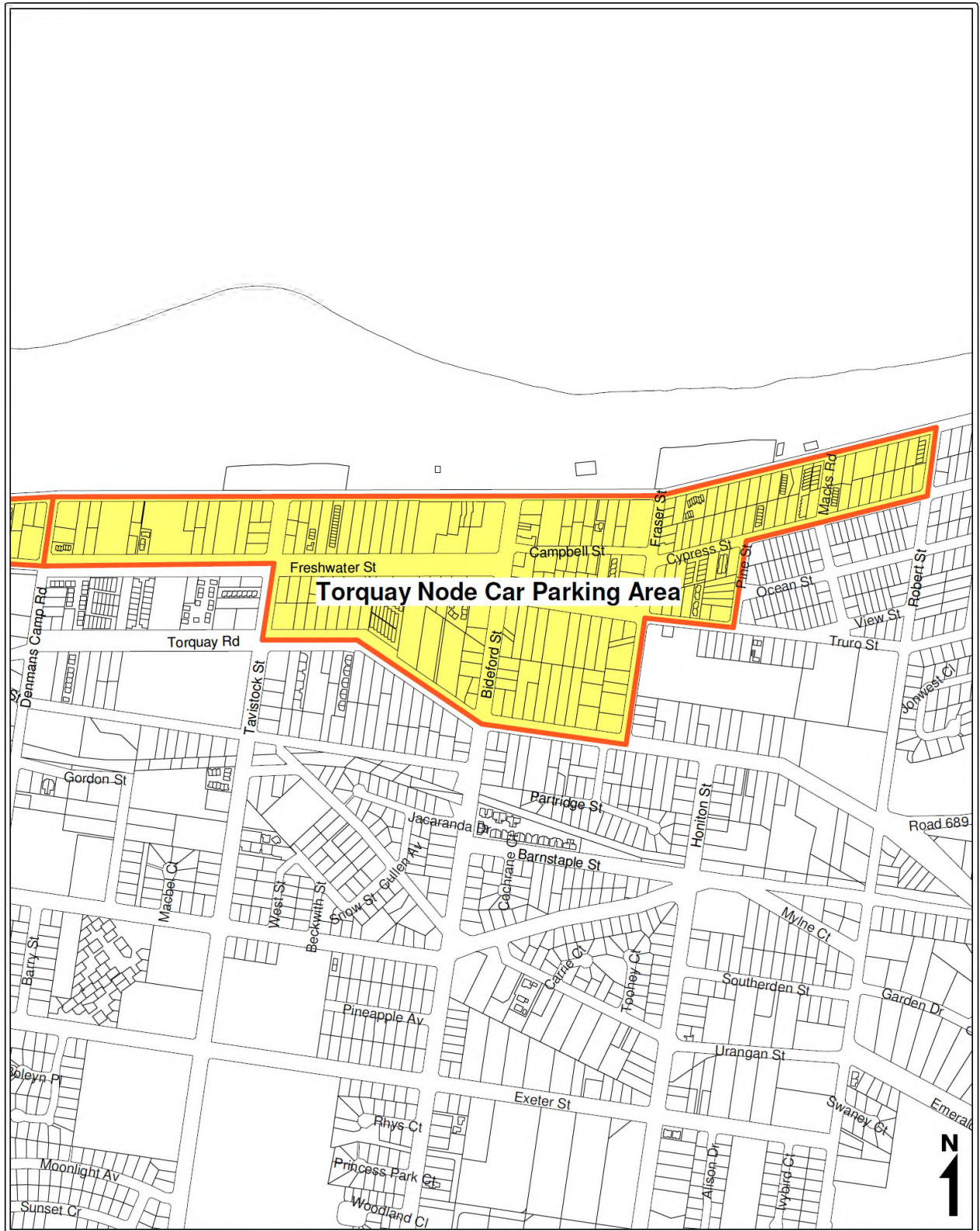
  
**Fraser Coast**  
REGIONAL COUNCIL

Fraser Coast Regional Council  
PO Box 1943  
Hervey Bay, QLD 4655  
Ph. 1300 794 929  
Fax. 07-4197 4455

Printed : 26/07/2012

**Scarness Node  
Car Parking Area**

**Attachment 4 – Torquay Node Car Parking Area**



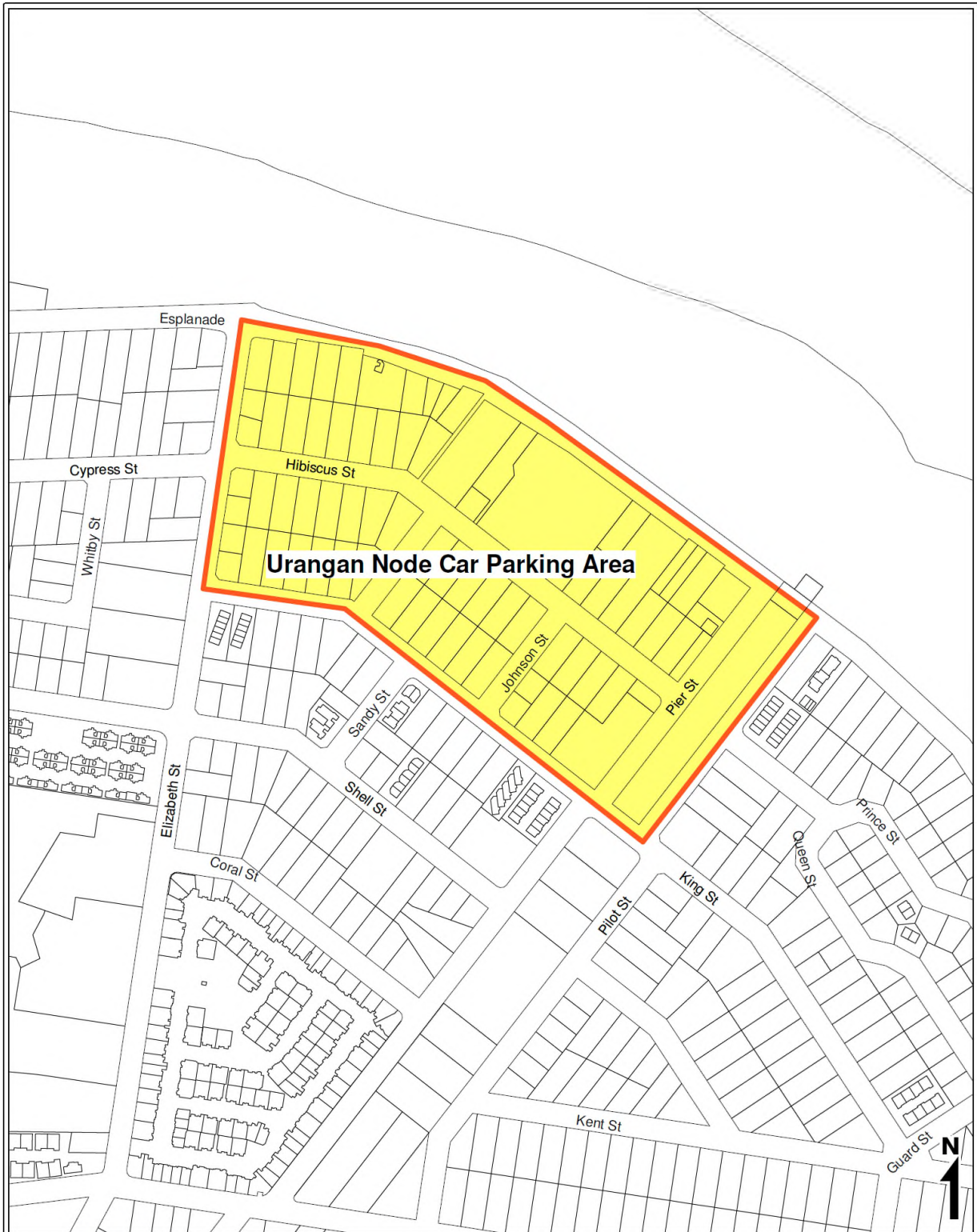
  
**Fraser Coast**  
REGIONAL COUNCIL

Fraser Coast Regional Council  
PO Box 1943  
Hervey Bay, QLD 4655  
Ph. 1300 794 929  
Fax. 07-4197 4455

Printed : 26/07/2012

**Torquay Node  
Car Parking Area**

**Attachment 5 – Urangan Node Car Parking Area**



Fraser Coast Regional Council  
PO Box 1943  
Hervey Bay, QLD 4655  
Ph. 1300 794 929  
Fax. 07-4197 4455

**Fraser Coast**  
REGIONAL COUNCIL

Printed : 26/07/2012

**Urangan Node  
Car Parking Area**