

19/04/2013  
VC95**SCHEDULE 1 TO THE PARKING OVERLAY**

Shown on the planning scheme map as **PO1**.

**DONCASTER HILL PRINCIPAL ACTIVITY CENTRE****1.0 Parking objectives to be achieved**19/04/2013  
VC95

To identify appropriate car parking rates for various uses within the Doncaster Hill Principal Activity Centre.

To establish the most efficient way for future expected car parking demands to be accommodated within the Doncaster Hill Principal Activity Centre area including the stipulation of suitable car parking requirements for key land uses within the Doncaster Hill Principal Activity Centre.

**2.0 Number of car parking spaces required**19/04/2013  
VC95

If a use is specified in the Table below, the number of car parking spaces required for the use is calculated by multiplying the *Rate* specified for the use by the accompanying *Measure*.

**Table: Car parking spaces**

| <b>Use</b>                 | <b>Rate</b> | <b>Measure</b>  |
|----------------------------|-------------|---|
| Office                     | 2.5         | To each 100 sq m of net floor area.   |
| Dwelling                   | 1           | To each one or two bedroom dwelling, plus   |
|                            | 2           | To each three or more bedroom dwelling (with studies or studios that are separate rooms counted as a bedroom), plus |
|                            | 1           | For visitors to every 10 dwellings.   |
| Restaurant                 | 0.36        | To each seat available to the public.   |
| Restricted retail premises | 1.5         | To each 100 sq m of leasable floor area.  |

**3.0 Application requirements and decision guidelines for permit applications**19/04/2013  
VC95**For all applications**

The responsible authority will protect adjoining residential areas from the intrusion of car parking associated with developments within the Doncaster Hill Principal Activity Centre by considering the effects of car parking on adjoining residential areas before any variation of the requirements is granted.

**For applications to allow some or all of the required car parking spaces to be provided on another site**

Car parking requirements for a land use within the Doncaster Hill Principal Activity Centre specified in the Table of this schedule can be provided on the same site as the use or development or if the site size or shape is not suitable and a development or use cannot

provide sufficient car parking on-site, a permit may be granted for the use of other land for off-site car parking.

Before a permit may be granted for the use of any other land for off-site car parking the owner of the development site, the owner of the site being used for any off-site parking and the responsible authority must enter into an agreement under Section 173 of the *Planning and Environment Act 1987* or similar to ensure that the off-site car parking will be freely available and directly linked to the use on the subject site for the life of that use. The off-site car parking referred to above excludes on-street car parking.

The appropriateness of suitable off-site car parking shall be guided by the considerations set out within the Doncaster Hill Parking Precinct Plan.

#### **4.0 Reference document**

19/04/2013  
VC95

*Doncaster Hill Parking Precinct Plan (GTA Consultants for Manningham City Council, 5 July 2004)*