

06/08/2015
C101**SCHEDULE 2 TO THE PARKING OVERLAY**

Shown on the planning scheme map as **PO2**.

TORQUAY TOWN CENTRE**1.0**20/03/2014
C66**Parking objectives to be achieved**

To ensure the future growth of the town centre is supported by an adequate supply of accessible car parking spaces.

To consider future parking needs based on a premise that applications for new development and/or change in use should provide parking spaces adequate to meet normal, rather than peak, demand periods.

To base demand and supply considerations on a whole of town centre based approach, and apply standard rates to the most common uses applicable to the centre.

To provide for the collection of financial contributions for the purchase and construction of shared parking facilities.

To maximise shared parking opportunities.

To encourage the co-ordinated provision of parking on both private and public land within the town centre.

2.020/03/2014
C66**Permit requirement**

A permit may be granted to reduce the contribution for off-site parking required under Clause 4.0 of this schedule.

3.006/08/2015
C101**Number of car parking spaces required**

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

Use	Rate	Measure
Convenience restaurant	4	To each 100 sq m of leasable floor area
Hotel (with a leasable floor area not exceeding 100 sq m)		
Restaurant		
Tavern (with a leasable floor area not exceeding 100 sq m)		

4.006/08/2015
C101**Decision guidelines****For applications to reduce the car parking requirement**

Before a requirement for car spaces is reduced, the applicant must satisfy the responsible authority that the reduced provision is justified due to:

- Any car parking deficiency or surplus associated with the existing use of the land.

- Any credit which should be allowed for a car parking demand deemed to have been provided in association with a use which existed before the change of the parking requirement.
- Local amenity including pedestrian amenity.

5.0 Financial contribution requirement

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A cash contribution in the amount of \$13,828 in respect of each car parking space which is required in this Scheme and which is not provided on the land must be paid to the responsible authority.

The amount of \$13,828 is to be adjusted annually from 1 July 2015 in accordance with Section 3.3 of the Torquay Town Centre Parking Precinct Plan, December 2012.

A permit to reduce the requirement for car parking must include the following condition:

“Before the use and/or development commences, a payment of [INSERT \$ AMOUNT] for [INSERT NUMBER] car parking spaces must be paid to the responsible authority.

This amount is to be indexed annually on 1st July in accordance with increases in construction costs as per the appropriate edition of Rawlinsons Australian Construction Handbook.

The contribution must be made before the use and/or development commences, unless a permit condition allows payment in instalments through an agreement under Section 173 of the Planning and Environment Act 1987.”

The responsible authority shall use the funds collected under this schedule for the purpose of acquiring land and constructing public parking in the town centre.

6.0 Reference documents

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Torquay Town Centre Parking Precinct Plan (December 2012)

Torquay Town Centre Parking and Access Strategy 2011-16 (November 2011)