

20/03/2014  
C66**SCHEDULE 3 TO THE PARKING OVERLAY**

Shown on the planning scheme map as **PO3**.

**TORQUAY NORTH NEIGHBOURHOOD ACTIVITY CENTRE****1.0 Car parking objectives to be achieved**20/03/2014  
C66

To ensure the future development of the centre is supported by an adequate supply of appropriately located and 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 season, demand periods.

To base demand and supply considerations on a whole of centre based approach in acknowledgement of the sharing benefits between uses and at various times of the day.

To ensure the design and location of car parking and vehicular access does not detract from the amenity of the area.

To ensure the landscaping of on-street parking and surface car parks contributes to a high quality environment.

**2.0 Number of car parking spaces to be provided**20/03/2014  
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The requirements of Column B of Table 1 to Clause 52.06-5 apply to the number of car parking spaces to be provided.

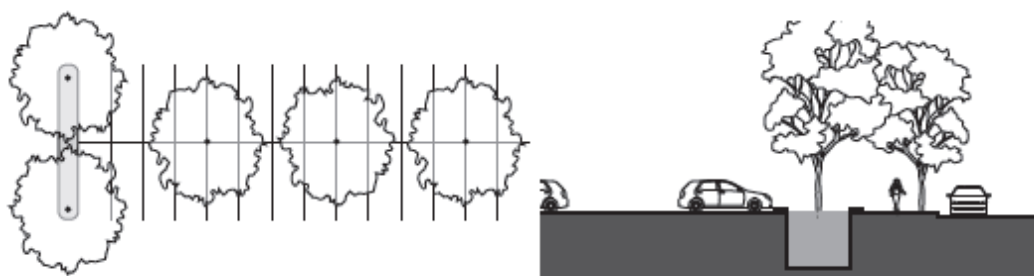
**3.0 Design requirements**20/03/2014  
C66**On-street parking**

- All streets adjoining the centre are to facilitate on-street parking.
- Parallel parking is to be 2.3 metres wide in Fischer Street but can be reduced to 2.1 metres wide in other streets.
- Angled car parking can be provided where appropriate.
- Shade trees are to be planted in all parking lanes at a rate of one tree every four spaces using species selected from the Torquay North street tree planting list (Table 1 to this schedule).

**Surface car parking**

- Where large at-grade car parking areas are provided, these should be:
  - shared between uses and be publicly accessible;
  - located to the rear of retail/commercial premises and be designed to integrate with adjacent sites;
  - be well lit, allow for passive surveillance and include footpaths.
- Shade trees are to be planted at regular intervals between bays, at a ratio of at least 1 tree every four spaces as shown in Diagram 1 using species selected from the Torquay North Street Tree Planting List (Table 1 to this schedule).

**Diagram 1 – Shade tree planting**



**Other requirements**

- Provision is to be made for a bus stop within 50 metres of the neighbourhood activity centre on both sides of Fischer Street.
- Fischer Street is to include on road painted cycle lanes and is to include a carriageway of 6.5 metres wide.
- Kerb lines should be of 6.0 metres radius for intersections between streets other than at the intersection of Merrijig Drive and Fischer Street which may have a kerb radius of 8.5 metres.
- Vehicle access directly off main streets to individual sites/premises is discouraged.
- Parking facilities should use minimal areas of impervious surfaces to reduce stormwater run-off.
- Loading, storage and waste areas and building services should not be visible from significant streets and public areas.
- Servicing for small shops should be from the street.
- Servicing for large format retail premises, such as a supermarket, should be via dedicated loading docks.
- Bicycle storage facilities are to be provided in easily identifiable locations along streets and the surface car park.

**4.0**

**Decision guidelines**

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Before deciding on an application, in addition to the decision guidelines included in Clause 52.06-9, the responsible authority must consider:

- Whether on-street and large surface carparks have made sufficient provision for shade trees.

**5.0**

**Reference documents**

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*Torquay North Street Tree Planting List (2012)*

**Table 1 to Schedule 3 to Clause 45.09 – Street trees for the Torquay North Neighbourhood Activity Centre and adjoining streets**

<b>Merrijig Drive (Connector 1)</b>	<b>Verge</b> <i>Angophora costata</i>	Smooth-barked Apple	3m
	<b>Tree pits / outstands within the parking lane</b> <i>Corymbia citriodora</i>	Lemon scented gum	3m
<b>Fischer Street (Connector 1)</b>	<b>Verge</b> <i>Angophora costata</i>	Smooth-barked Apple	3m
	<i>Angophora floribunda</i>	Rough-barked Apple	3m
	<i>Corymbia citriodora</i>	Lemon scented gum	3m
	<i>Acacia implexa</i>	Lightwood	2m
	<i>Eucalyptus sideroxylon</i>	Mugga Ironbark	3m
	<i>Acacia melanoxylon</i>	Blackwood	2m
	<i>Corymbia maculata</i>	Spotted gum	3m
	<i>Lophostemon confertus</i>	Brushbox	3m
	<i>Eucalyptus willisii</i>	Shining peppermint	3m
	<i>Eucalyptus tricarpa</i>	Red Ironbark	3m
	<i>Eucalyptus ficifolia</i>	Red flowering gum	3m
	<b>Tree pits / outstands within the parking lane</b> As above or		
	<i>Eucalyptus melliodora</i>	Yellow box	3m
	<i>Waterhousea floribunda</i>	Weeping lilly pilly	3m
	<i>Tristaniaopsis laurina</i>	Water gum	3m
<i>Angophora floribunda</i>	Rough-barked Apple	3m	
<b>Neighbourhood Activity Centre</b>	<b>Dominant trees</b> <i>Angophora costata</i>	Smooth-barked Apple	3m
	<i>Corymbia ficifolia</i>	Red-flowering gum	3m
	<i>Eucalyptus willisii</i>	Shining peppermint	3m
	<i>Eucalyptus tricarpa</i>	Ironbark	3m
	<i>Corymbia citriodora</i>	Lemon-scented gum	3m
	<i>Acacia melanoxylon</i>	Blackwood	3m
	<i>Acacia implexa</i>	Lightwood	2m
	<i>Waterhousea floribunda</i>	Weeping lilly pilly	3m
	<i>Lophostemon confertus</i>	Brushbox	2m
	<i>Tristaniaopsis laurina</i>	Water gum	2m
	<b>Feature trees</b> Feature trees are only to be used as 'specimen' trees at key locations or at focal points within the activity centre to provide colour, shade, interest, seasonal		

<i>variation and vitality to the centre. The following species are suggestions only</i>		
<i>Quercus palustris</i>	Pin oak	3m
<i>Ulmus glabra 'Lutescens'</i>	Golden elm	2m
<i>Quercus rubra</i>	Red oak	3m
<i>Gletisia triacanthus var. inermis</i>	Honey Locust	3m