

19/04/2013
VC95

SCHEDULE 1 TO CLAUSE 45.09 PARKING OVERLAY

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

SPRINGVALE ACTIVITY CENTRE – CORE RETAIL WEST PRECINCT

1.0

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Parking objectives to be achieved

To identify appropriate car parking rates for various uses within the Springvale activity centre.

To facilitate the construction of additional car parking spaces for the Springvale activity centre.

2.0

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Permit requirement

A permit cannot be granted to reduce or waive the car parking requirement for the uses specified in part 3.0 of this schedule unless car parking entitlements or credits exist.

Where car parking entitlements or credits exist:

- The reduction in the number of car parking spaces must not be greater than the extent of the entitlement or credit; and
- The quantum of the entitlement or credit must be determined having regard to the rates set out in this Scheme.

3.0

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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
Dwelling	1	to each 1 & 2 bedroom apartment, plus
<i>Note : for the purposes of this schedule, an apartment is any dwelling that has a dwelling above or below it.</i>	1.5	to each 3 or more bedroom apartment, plus
	2	to each other detached or attached dwelling, plus
	1	visitor car spaces to every 5 dwellings/apartments
Industry other than listed in Table 1 to Clause 52.06.	1.5	to each 100 sq m of net floor area.
Office other than listed in Table 1 to Clause 52.06.	3.0	to each 100 sq m of net floor area
Shop	4.0	to each 100 sq m of leasable floor area.

4.0

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Financial contribution requirement

A cash contribution of \$19,000 (excl. GST and current as at July 2010, will be indexed annually in accordance with Consumer Price Index, Melbourne, in Rawlinsons Australian Construction Handbook) in respect of each car parking space or part thereof which is required under this Scheme and which is not provided onsite (but net of car parking entitlements and credits) must be paid to the responsible authority.

Until Council is paid the cash contribution specified in this schedule and/or an agreement has, or agreements have, been made under Section 173 of the Act guaranteeing future payments of cash contributions for 80 parking spaces in the Balmoral Avenue car park, any permit for:

- The use of land for Shop, Office, Industry or Dwelling, as per part 2.0 of this Schedule;
- The expansion of floor area of any use, which results in more leasable floor space;

- The development of any land for a use in Section 1 or 2 of the Business 1 (B1Z) or Business 5 (B5Z) zones.

Must contain a condition to the following effect:

Prior to the commencement of the use or development allowed under this permit a payment of \$19,000.00 excl. GST (indexed annually by applying the Building Price Index, Melbourne, in Rawlinsons Australian Construction Handbook), must be paid to the responsible authority in respect of each car parking space required under the Scheme, but which is not provided on the land (net of car spaces provided and parking entitlements and credits) to which the application relates.

Or alternatively;

Prior to the commencement of the use or development allowed under this permit, the owner of the land must enter into an agreement under section 173 of the Planning and Environment Act 1987 in which the owner agrees to pay a contribution of \$19,000.00 excluding GST (subject to indexation according to the Scheme) in respect of each car parking space which is required under this Scheme, but which is not provided on the land (net of car spaces provided and parking entitlements and credits) to which the application relates

The agreement may provide for the payment of the contribution in instalments, plus an interest component equivalent to the interest payable on unpaid rates and charges under the Local Government Act 1989 and it must provide that all instalments and accrued interest paid within 3 years of the first instalment.

5.0

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Reference document

Springvale Activity Centre – Core Retail West Parking Precinct Plan January 2012