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## SCHEDULE 1 TO CLAUSE 45.09 PARKING OVERLAY

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

### WODONGA CENTRAL BUSINESS AREA

#### 1.0

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#### Parking objectives to be achieved

- To provide an appropriate level of parking within the Wodonga Central Business Area that caters for demand and supports a future reliance on private vehicle usage.
- To consolidate existing car parks to maximise the sharing of parking supply between different land uses.
- To improve both public car parking provision and sustainable transport infrastructure within the centre.
- To provide for the collection of financial contributions in lieu of parking waiver to contribute to the construction of publicly-accessible off-street parking facilities and other sustainable transport infrastructure initiatives within the Wodonga Central Business Area.

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#### Permit requirement

A permit may be granted to reduce the number of car parking spaces as specified for a particular use under Clause 3 of this schedule within the Wodonga Central Business Area, if a financial contribution is made in accordance with Clause 5 of this schedule in lieu of the car park reduction.

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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
Food and drink premises	3.0	To each 100 sq m of leasable floor area
Hotel	3.0	To each 100 sq m of leasable floor area
Place of assembly	3.0	To each 100 sq m of leasable floor area
Restaurant	3.0	To each 100 sq m of leasable floor area

For all other uses listed in Table 1 of Clause 52.06-5, the *Rate* in Column B of Table 1 in Clause 52.06-5 applies.

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#### Application requirements and decision guidelines for permit applications

The following application requirements apply to an application for a permit under Clause 45.09, in addition to those specified in Clause 45.09 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

For an application for a permit to waive, vary or locate car parking offsite:

- A Car Parking Management Plan that specifies:
  - The provision and location of car and motorcycle parking.
  - The proximity of the car parking to the activity and pedestrian access.

- The safety and convenience of pedestrians moving to, from and within the car parking facility, including lighting levels, surveillance systems, signage, ease of orientation and visibility.
- The availability of car parking in the locality.

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### Financial contribution requirement

#### Where a financial contribution applies

A financial contribution requirements applies to:

- a waiver of one or more car parking spaces being provided onsite where associated with a use other than a dwelling (as specified under Column B of Table 1 in Clause 52.06).

A financial contribution does not apply to dwellings. The minimum required parking for a dwelling, under Clause 52.06, must be provided onsite unless the responsible authority is satisfied that a lesser number is sufficient.

#### Financial contribution

The amount of the contribution that may be collected in lieu of each car parking spaces that is not provided is \$10,000 (exclusive of GST).

#### Indexation

The amount of contribution specified above will be adjusted by the responsible authority on 1 July each year in accordance with the relevant Building Price Index (Melbourne) in Rawlinsons Australian Construction Handbook. If that index is unavailable, an equivalent index will be applied by the responsible authority.

#### Timing

The cash contribution must be made before the use or development commences unless a permit condition allows payment by instalments under the section 173 agreement provisions of the *Planning and Environment Act 1987*.

#### Purpose for which funds must be put to use

All funds collected under a financial contribution scheme must be utilised on:

- Public parking project within or adjacent to the Wodonga Central Business Area identified in Figure 4 of the *Wodonga Central Business Area Car Parking Plan (2018)*; or
- Other initiatives outlined in Figure 4 of the *Wodonga Central Business Area Car Parking Plan (2018)*.

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### Requirements for a car parking plan

#### Motorcycle Parking

For all development requiring more than 30 car parking spaces, motorcycle parking must be shown on a car parking plan prepared under Clause 52.06-7 at a rate of 1 space for every 30 car spaces (prior to any dispensation of the car parking rate), unless the responsible authority is satisfied that a lesser number is sufficient.

## 7.0

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### Design standards for car parking

In addition to the requirements set out under Clause 52.06-9, plans prepared in accordance with Clause 52.06-8 must meet the following design standards, unless the responsible authority agrees otherwise.

50% of all car parking spaces provided outdoor must be provided undercover or in shade. This may be accommodated through physical structures or landscaping as appropriate, provided trees, where used, do not have a growth characteristic that sheds limbs or significant fruit or nuts. The *Wodonga car park shading design and tree species selection manual* provides guidance on what is considered acceptable.

Driveways and accessways must be located away from intersections and with due consideration of the form and nature of other activity in the street.

Well designed pedestrian and cyclist service elements are required within parking structures, including improved overall connectivity to adjacent land uses.

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### Decision guidelines for car parking plans

The following decision guidelines apply car parking plans under Clause 45.09, in addition to those specified in Clause 45.09 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The use or mixture of uses in the building and on the land.
- Shared parking.
- After hours use of the building or site.

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### Background document

Wodonga Central Business Area Car Parking Plan (City of Wodonga, 2018)

Wodonga Car Park Shading Design and Tree Species Selection Manual (City of Wodonga, 2019)