

23/10/2014  
C267

## SCHEDULE 1 TO THE PARKING OVERLAY

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

### ARMSTRONG CREEK TOWN CENTRE

#### 1.0 Car parking objectives to be achieved

23/10/2014  
C267

To encourage retail and other commercial activities within the Armstrong Creek Town Centre to reinforce its role as the major retail and service centre within the Armstrong Creek Growth Urban Area.

To ensure that new development provides adequate and convenient car parking.

To ensure car park access ways allow for the safe movement of pedestrians.

To ensure car parking areas are designed to address safety, sustainability and urban design outcomes.

#### 2.0 Number of car parking spaces to be provided

23/10/2014  
C267

**Table 1: Car parking spaces**

Use	Rate	Measure
Amusement parlour	3.5	To each 100 sqm of leasable floor area
Art and craft centre	3.5	To each 100 sqm of leasable floor area
Betting agency	3.5	To each 100 sqm of leasable floor area
Bowling Green	6	To each rink plus 50% of the relevant requirement of any ancillary use
Child care centre	0.22	To each child
Cinema based entertainment complex	0.3	To each patron permitted
Convenience restaurant	3.5	To each 100 sqm of leasable floor area
Convenience shop if the leasable floor area exceeds 80 sq m	3.5	To each 100 sqm of leasable floor area
Display home	3.5	To each 100 sqm of floor area
Dwelling	1	To each dwelling, plus
	2	To each three or more bedroom dwelling (with studies or studios that are separate rooms counted as a bedroom) plus
	0	For visitors
Education centre (other than listed in this table)	0.3	To each student that is part of the maximum number of students that will be on the land at any time.
Food and drink premises other than listed in this table	3.5	To each 100 sqm of leasable floor area
Freezing and cool storage	1	To each 100 sqm of net floor area
Fuel depot	10	Per cent of site area

<b>Use</b>	<b>Rate</b>	<b>Measure</b>
<b>Funeral parlour</b>	0.3	To each patron permitted
<b>Gambling premises other than listed in this table</b>	3.5	To each 100 sq m of leasable floor area
<b>Golf course</b>	4	To each hole, plus 50 per cent of the relevant requirement of all ancillary uses
<b>Home occupation</b>	0	To each employee not a resident of the dwelling
<b>Hotel</b>	3.5	To each 100 sq m of leasable floor area
<b>Industry other than listed in this table</b>	1	To each 100 sq m of net floor area
<b>Landscape gardening supplies</b>	10	Per cent of site area
<b>Mail centre</b>	3	To each 100 sq m of net floor area
<b>Manufacturing sales</b>	3.5	To each 100 sq m of leasable floor area
<b>Market</b>	3.5	To each 100 sq m of site area
<b>Materials recycling</b>	10	Per cent of site area
<b>Medical centre</b>	3.5	To each 100 sq m of leasable floor area
<b>Milk depot</b>	10	Per cent of site area
<b>Motel</b>	1	To each unit, and one to each manager dwelling, plus 50 per cent of the relevant requirement of any ancillary use
<b>Motor repairs</b>	1	For each vehicle being serviced, repaired or fitted with accessories, including vehicles waiting to be serviced, repaired, fitted with accessories or collected by owners
<b>Office other than listed in this table</b>	3	To each 100 sq m of net floor area
<b>Place of assembly except Amusement parlour</b>	0.3	To each patron permitted
<b>Postal agency</b>	3.5	To each 100 sq m of leasable floor area
<b>Primary produce sales</b>	3.5	To each 100sqm of leasable floor area
<b>Primary school</b>	1	To each employee that is part of the maximum number of employees on the site at any time
<b>Research and development centre</b>	3	To each 100 sq m of net floor area
<b>Residential aged care facility</b>	0.3	To each lodging room
<b>Residential village</b>	1	To each one or bed bedroom dwelling, plus
<b>Retirement village</b>	2	To each three to more bedroom dwelling (with studies or studios that are separate rooms counted as a bedroom), plus
	0	For visitors
<b>Restaurant</b>	3.5	To each 100 sqm of leasable floor area
<b>Restricted retail premises</b>	2.5	To each 100sqm of leasable floor area

Use	Rate	Measure
Saleyard	10	Per cent of site area
Secondary school	1.2	To each employee that is part of the maximum number of employees on the site at any one time
Shop other than listed in this table	3.5	To each 100 sqm of leasable floor area
Squash court – other than in conjunction with a dwelling	3	to each court plus 50 per cent of the relevant requirement of any ancillary use
Store other than listed in this table	10	Per cent of site area
Supermarket	5	To each 100 sq m of leasable floor area
Swimming pool – other than in conjunction with a dwelling	5.6	To each 100 sq m of the site
Tavern	3.5	Space to each 100 sq m of leasable floor area
Tennis court – other than in conjunction with a dwelling	4	To each court plus 50 per cent of the requirement of any ancillary use
Trade supplies	10	Per cent of site area
Veterinary centre	3.5	To each 100 sq m of leasable floor area
Warehouse (other than listed in this table)	2	To each premises plus
	1	To each 100 sqm of net floor area
Winery	3.5	To each 100 sq m of leasable floor area

### 3.0

23/10/2014  
C267

#### Design requirements

##### Urban design

A car park should be designed in accordance with the Design Guidelines of the *Armstrong Creek Town Centre Design Guidelines* at Appendix 5 of the *Armstrong Creek Town Centre Precinct Structure Plan March 2014*.

### 4.0

23/10/2014  
C267

#### Decision guidelines

Car parking must be generally accordance with the *Armstrong Creek Town Centre Precinct Structure Plan March 2014*.

### 5.0

23/10/2014  
C267

#### Reference document

*Armstrong Creek Town Centre Precinct Structure Plan* (March 2014)

*Armstrong Creek Town Centre Movement and Access Technical Background Report* (December 2012).