

13/03/2014
C64**SCHEDULE 1 TO THE PARKING OVERLAY**

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

MILDURA CBD**1.0 Parking objectives to be achieved**13/03/2014
C64

To provide car parking at a rate which is appropriate to the use of the land in the context of the CBD area.

To provide a clear, equitable and consistent approach to decision making under Clause 52.06 in the CBD area.

To provide incentives for developers to include community benefits in their designs so as to offset car parking requirements.

To achieve a high standard of shopper and pedestrian amenity in the CBD area with respect to accessibility, heritage considerations; streetscape, pedestrian linkages, lighting and personal security.

To provide certainty for developers on options for the alternate provision of parking.

2.0 Number of car parking spaces required13/03/2014
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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
Hotel if the floor area available to the public exceeds 150 sq m	50	To each 100 sq m of bar floor area available to the public, plus
	20	To each 100 sq m of lounge floor area available to the public
Office	2.5	To each 100 sq m of net floor area
Restaurant	0.3	To each seat available to the public
Shop with a floor area of 2000 sq m or less	4	To each 100 sq m of leasable floor area
Shop with a floor area greater than 2000 sq m	6	To each 100 sq m of leasable floor area
Tavern if the floor area available to the public exceeds 150 sq m	50	To each 100 sq m of bar floor area available to the public, plus
	20	To each 100 sq m of lounge floor area available to the public

3.0 Decision guidelines for permit applications13/03/2014
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Before deciding on an application to reduce the required number of car parking spaces, the responsible authority must consider the following, as appropriate:

- Whether the proposal is for extensions, redevelopment, re-use or a new development.
- The amount of parking credit which applies to the site.

- The availability of on street and off street car parking within 200 metres of the site.
- Whether the proposal will adversely affect the heritage significance of a building or streetscape.
- Whether the proposal incorporates pedestrian linkages and amenity features as specified in the Mildura Urban Design Framework July 1999.
- The provision of bicycle parking.
- The proposed landscape treatment of the public and private domain.
- The need for building setbacks to retain the existing rhythm and scale of development.
- The provisions of Clause 22.04 on Budget Accommodation.
- The provisions of Clause 43.02 (DDO3) – Mildura Central Business District (CBD).