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SCHEDULE 1 TO THE PARKING OVERLAY

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

LEONGATHA CENTRAL BUSINESS DISTRICT

1.0 Car parking objectives to be achieved

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- To identify appropriate car parking rates for land uses within the Leongatha Central Business District (CBD).
- To provide for the equitable collection and distribution of financial contributions to contribute towards the construction of shared car parking facilities, but only when a reduction in car parking under Clause 52.06-3 is considered appropriate.
- To ensure an appropriate level of parking is provided in the CBD.
- To ensure that parking supply is efficiently utilised and best services the land uses.
- To achieve an appropriate balance between the supply and demand of car parking spaces while allowing new and intensified use.

2.0 Number of car parking spaces to be provided

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For all uses listed in Table 1 of Clause 52.06-5, the number of car parking spaces required for a use is calculated using the *Rate* in Column B of that Table.

3.0 Permit requirement

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Any applications to reduce the car parking requirement must include a Car Parking Demand Assessment as set out in Clause 52.06 and which addresses the decision guidelines below to the satisfaction of the responsible authority.

4.0 Financial contributions requirement

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It is within the responsible authority's absolute discretion whether to accept a financial contribution in accordance with this Schedule (and if so, in respect of how many spaces).

If a permit is granted pursuant to Clause 52.06-3 to reduce or waive the requirement for car parking, the responsible authority must include a condition requiring payment-in-lieu of providing physical car parking spaces, unless satisfied that such payment is not warranted having regard to the circumstances.

The payment-in-lieu contribution is as per Table 1. This amount is to be increased annually from 1st July 2012, by applying the ABS 6427.0 Producer Price Index Number 3101 Road and Bridge Construction Victoria contained within the Construction Industry Output Price Indexes, or superseding index to the satisfaction of the Responsible Authority.

The amounts specified in Table 1 are before application of indexation specified in this clause and are GST exclusive. These are calculated as follows:

- \$4,800 for each car space from the fifth to the eighth space (inclusive) in-lieu;
- \$7,200 for each car space from the ninth to the twentieth space (inclusive) in-lieu;
- \$9,600 per car space from the twenty-first space (inclusive) or above in-lieu;

Table 1: Payment in lieu Amounts

Number of car spaces not provided	Payment in lieu Contribution (G.S.T. exclusive and before indexation)
1	\$0
2	\$0
3	\$0
4	\$0
5	\$4,800
6	\$9,600
7	\$14,400
8	\$19,200
9	\$26,400
10	\$33,600
11	\$40,800
12	\$48,000
13	\$55,200
14	\$62,400
15	\$69,600
16	\$76,800
17	\$84,000
18	\$91,200
19	\$98,400
20	\$105,600
21 (or above)	\$115,200 (+9,600 for each additional space not provided)

Council may enter into an agreement with the owner of the land under Section 173 of the Planning and Environment Act 1987 for the payment of the contribution in instalments. 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 are paid within 5 years of the first instalment. The agreement must also provide for the owner to pay Council's costs of preparing, registering and then upon its ending, removing the agreement from title.

The provisions of this clause will be reviewed no later than five years from the date of gazettal of Amendment C85.

Financial contributions will be used to construct a public car park for the Leongatha town centre area.

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Application requirements

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Any applications to reduce the car parking requirement must include a detailed statement addressing the decision guidelines to the satisfaction of the responsible authority.

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Design requirements

In addition to the design standards set out in Clause 52.06-8, plans prepared in accordance with Clause 52.06-7 must meet the following design standards unless agreed by the responsible authority in writing:

- Vehicular access to parking and service areas must be designed to minimise disruption to pedestrian movements and minimise their visual impact on architectural and streetscape qualities.
- Open lot car parks are discouraged on all principal frontages
- A car park should be designed to retain significant trees and promote tree planting and the shading of car spaces.

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Decision guidelines

In addition to the decision guidelines in Clause 52.06, the responsible authority must consider, as appropriate:

- Availability of off-site parking spaces available to the public and within safe and convenient walking distance to the site.
- The use or mix of uses in the building and on the land.
- Potential for shared parking.
- After hours use of the building or site.

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Reference document

Leongatha CBD Parking Strategy, 2013 (as amended).