SCHEDULE 2 TO CLAUSE 45.09 PARKING OVERLAY

Shown on the planning scheme map as PO2.

TORQUAY TOWN CENTRE

1.0 Parking objectives to be achieved

To ensure the future growth of the town centre is supported by an adequate supply of accessible car parking spaces.

To consider future parking needs based on a premise that applications for new development and/or change in use should provide parking spaces adequate to meet normal, rather than peak, demand periods.

To base demand and supply considerations on a whole of town centre based approach, and apply standard rates to the most common uses applicable to the centre.

To provide for the collection of financial contributions for the purchase and construction of shared parking facilities.

To maximise shared parking opportunities.

To encourage the co-ordinated provision of parking on both private and public land within the town centre.

2.0 Permit requirement

A permit may be granted to reduce the contribution for off-site parking required under Clause 5.0 of this schedule.

3.0 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>
<thead>
<tr>
<th>Use</th>
<th>Rate</th>
<th>Measure</th>
</tr>
</thead>
<tbody>
<tr>
<td>Convenience restaurant</td>
<td>4</td>
<td>To each 100 sq m of leasable floor area</td>
</tr>
<tr>
<td>Hotel (with a leasable floor area not exceeding 100 sq m)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Restaurant</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tavern (with a leasable floor area not exceeding 100 sq m)</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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.

4.0 Application requirements and decision guidelines for permit applications

For applications to reduce the car parking requirement

Before a requirement for car spaces is reduced, the applicant must satisfy the responsible authority that the reduced provision is justified due to:

- Any car parking deficiency or surplus associated with the existing use of the land.
- Any credit which should be allowed for a car parking demand deemed to have been provided in association with a use which existed before the change of the parking requirement.
- Local amenity including pedestrian amenity.
Financial contribution requirement

A cash contribution in the amount of $13,828 in respect of each car parking space which is required in this Scheme and which is not provided on the land must be paid to the responsible authority. The amount of $13,828 is to be adjusted annually from 1 July 2015 in accordance with Section 3.3 of the Torquay Town Centre Parking Precinct Plan, December 2012.

A permit to reduce the requirement for car parking must include the following condition:

“Before the use and/or development commences, a payment of [INSERT $ AMOUNT] for [INSERT NUMBER] car parking spaces must be paid to the responsible authority.

This amount is to be indexed annually on 1st July in accordance with increases in construction costs as per the appropriate edition of Rawlinsons Australian Construction Handbook.

The contribution must be made before the use and/or development commences, unless a permit condition allows payment in instalments through an agreement under Section 173 of the Planning and Environment Act 1987.”

The responsible authority shall use the funds collected under this schedule for the purpose of acquiring land and constructing public parking in the town centre.

Requirements for a car parking plan

None specified.

Design standards for car parking

None specified.

Decision guidelines for car parking plans

None specified.

Background documents

Torquay Town Centre Parking Precinct Plan (December 2012)

Torquay Town Centre Parking and Access Strategy 2011-16 (November 2011)