

23/05/2013  
C56**SCHEDULE 2 TO THE PARKING OVERLAY**

Shown on the planning scheme map as **PO2**.

**BUSINESS ZONES AND MIXED USE ZONES COBRAM****1.0**23/05/2013  
C56**Car parking objectives to be achieved**

- To identify car parking rates to be provided for the use of land in the Business Zones and the Mixed Use Zone in Cobram;
- To ensure that the supply of car parking is responsive to demand and local conditions;
- To provide a mechanism for cash-in-lieu payments for car parking.

**2.0**23/05/2013  
C56**Number of car parking spaces to be provided**

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 1: Car parking spaces**

Use	Rate	Measure
Amusement parlour	0.3 3.0	to each seat, or to each 100sq m of net floor area, whichever is the greater
Beauty Salon	1.5	per 100sq m of gross leasable floor area
Funeral Parlour	0.3 3.0	to each seat, or to each 100sq m of net floor area, whichever is the greater
Hairdresser	1.5	spaces per 100sq m of gross leasable floor area
Mail Centre	2.9	spaces per 100sq m of gross leasable floor area
Motel	1 1 2	to each unit, plus to each resident employee, plus to each 100sq m of motel service floor area not available for use by guests.
Office	2.5	per 100sq m of gross leasable floor area
Place of Assembly other than Amusement Parlour	0.3 3.0	to each seat, or to each 100sq m of net floor area, whichever is the greater
Postal Agency	3.5	per 100sq m of net floor area
Restricted Retail	2	per 100sq m of gross leasable floor area

**3.0**23/05/2013  
C56**Reducing the provision of car parking**

In exceptional circumstances, a permit may be granted to reduce or waive the number of car spaces required by this Table, in accordance with the provisions of Clause 52.06-3 and Clause 52.06-5.

Such reduction or waiver will only be made after an assessment under Clause 52.06-6".

**4.0**

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**Financial contributions requirement**

If a permit is granted to reduce the requirement for car parking, the Responsible Authority must include a condition requiring payment-in-lieu for car parking spaces which are not provided on site, unless satisfied that such payment is not warranted having regard to the circumstances.

The payment-in-lieu contribution is \$8060 per space. This amount will be reviewed annually on the 1st of July in accordance with the Construction Industries Producer Price Index – General Construction Industry after 11 September 2008 with a detailed review every three years.

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

**5.0**

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**Reference document**

*Cobram Parking Precinct Plan, September 2009*