27/02/2014
C151

SCHEDULE 1 TO THE PARKING OVERLAY

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

WERRIBEE CITY CENTRE

1.0 Car parking objectives

27/02/2014
C151

- To sufficiently and efficiently provide for car parking in the Werribee City Centre.
- To consolidate car parking into large, well located, easily accessible and locatable facilities where possible.
- To provide for the collection of financial contributions towards the construction of shared car parking facilities.

2.0 Number of car parking spaces

27/02/2014
C151

The required number of car parking spaces is shown in Table 1. The requirement for a use listed in the table is the product of the rate and the measure.

If a use is not specified in Table 1, car parking spaces must be provided in accordance with Column A of Table 1 at Clause 52.06.

Table 1: Car parking spaces

Use	Rate	Measure
Dwelling	1	To each one or two bedroom dwelling, plus
	1	To each three or more bedroom dwelling (with studies or studios that are separate rooms counted as a bedroom) plus
	0	For visitors to every 5 dwellings for developments of 5 or more dwellings
Office other than listed in Table 1 of Clause 52.06	3	Car spaces to each 100 sq m of net floor area
Restaurant	3.5	Car spaces to each 100 sq m of leasable floor area

3.0 Decision guidelines for permit applications

27/02/2014
C151

The responsible authority will protect adjoining residential areas from the intrusion of car parking associated with developments within the Werribee City Centre by considering the effects of car parking on adjoining residential areas before any variation of the requirements is granted.

4.0 Financial contributions requirement

27/02/2014
C151

Within the precinct defined in this schedule, the responsible authority may, at its absolute discretion, consider accepting a financial contribution in-lieu of one or more car parking spaces required under this Clause 45.09 and/or Clause 52.06, provided the following criteria are met, to the satisfaction of the responsible authority:

i. The applicant demonstrates that the car parking requirement cannot be practically provided on site or nearby;

ii. The small number of car parking spaces to be provided will not achieve on-site the objective of consolidating car parking into large, well located, easily accessible and locatable facilities; and

iii. The applicant agrees, under Section 173 of the Planning & Environment Act 1987, to the financial contribution being applied to the provision of public shared parking, at any site in or adjacent to the Werribee City Centre, as determined by the responsible authority.

The financial contribution rate is $12,500 (plus GST) for each car space. The amount of contribution for each space specified above will be adjusted by the responsible authority on 1 July each year, commencing from 1 July 2011, by applying the Building Price Index, Melbourne, in Rawlinsons Australian Construction Handbook. If that index is unavailable, an equivalent index will be applied by the responsible authority.

Any financial contribution must be paid in full prior to the commencement of any use or development of the land, unless otherwise agreed in writing by the responsible authority.

All funds collected by the responsible authority must be utilised on public parking projects within the Werribee City Centre or adjacent to the Werribee City Centre in accordance with the Consolidated Parking Master Plan as shown in Figure 1, including (where appropriate) multi storey facilities and provision of bicycle parking facilities.

5.0 Reference document

27/02/2014 C151

Werribee City Centre Parking Precinct Plan 2013 (Wyndham City Council) as amended from time to time.
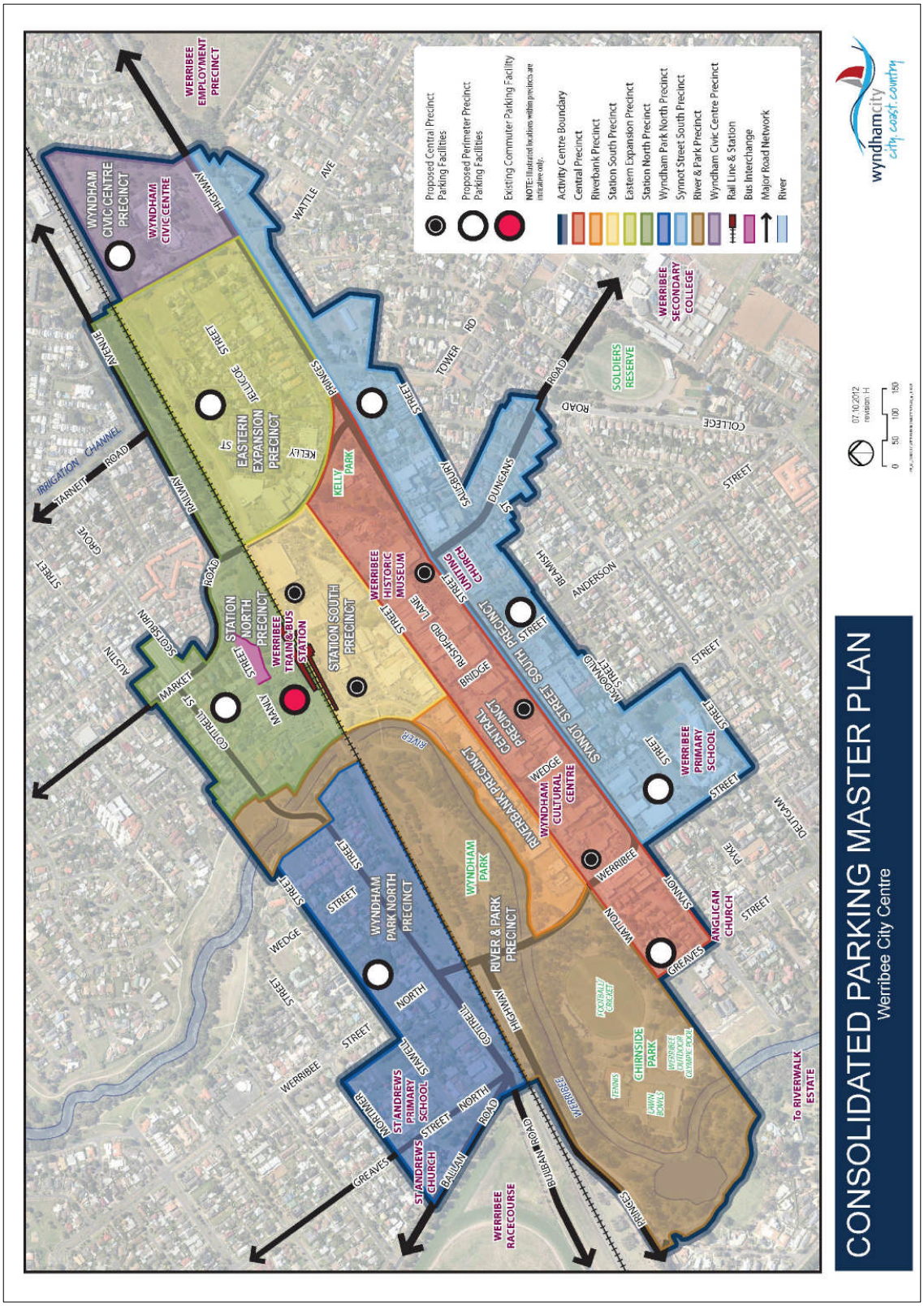
Figure 1: Consolidated Parking Master Plan