

**Car Parking Table**

<b>Non-Residential Car Parking</b>	
<b>Required</b>	<b>Provided</b>
Car parking requirement (nearest whole number) <ul style="list-style-type: none"> <li>Consulting Room (Units 10 (upper floor) + 2, 3 and 4 (ground floor)) – 3 spaces per consultant or consulting room whichever is the lesser – Unit 10 = 1 consultant + Unit 2, 3 and 4 = 3 consultants) = 4 consultants = 12 car bays</li> <li>Office – 1 space per 50 square metres net lettable area – 763 square metres – 15.26 car bays</li> <li>Retail – 1 space per 20 square metres of net lettable area – 61 square metres – 3.05 car parking bays</li> </ul> Total = 30.31 car bays = 30 car bays	30 car bays
Apply the following adjustment factors: <ul style="list-style-type: none"> <li>0.80 (within 400 metres of a bus route)</li> <li>0.85 (within 200 metres of public car park with more than 75 bays)</li> <li>0.90 (The development is located in a Town Centre shown in Appendix 1.</li> <li>0.80 (provides at least 50 per cent of the total plot ratio as residential)</li> <li>0.80 (the development proposes a small scale (less than 80 square metres of Net Lettable Area (Active Use) and is located on the ground floor of a building)</li> </ul>	(0.3916)  = 11.748 car bays
Minus the total car parking provided on-site	45 car bays inclusive of 16 commercial car bays
<b>Resultant Surplus</b>	33.252 car bays or 4.252 commercial car bays

The remaining 33.252 car bays are allocated to the residential component.

<b>Residential Car Parking</b>	
<b>Required</b>	<b>Provided</b>
Car parking requirement (nearest whole number) <ul style="list-style-type: none"> <li>Small (&lt;75 square metres or 1 bedroom) 0.75 spaces per dwelling 6 dwellings = 4.5 car bays – 5 car bays</li> <li>Medium (75 square metres – 110 square metres) 1 space per dwelling 7 Dwellings = 7 car bays</li> <li>Visitors 0.25 spaces per dwelling 13 dwellings = 3.25 car bays – 4 car bays</li> </ul> Total car bays required = 16 car bays (12 Residential/4 Visitors)	= 33.252 car bays
<b>Resultant Surplus</b>	17.252 car parking bays

**Bicycle Parking Table**

<b>Bicycle Parking</b>	
<b>Required</b>	<b>Provided</b>
Consulting Room: 1 space per Consulting Room – 7 Rooms – 7 spaces	Condition on Council Approval dated 8 July 2014 to provide 5 class 1 or 2 bicycle bays, 10 Class 3 bicycle bays and 1 end of trip facility.  1 class 1 or 2 bicycle bay shortfall.
Retail: 1 space per 40 square metres net lettable area – (61 square metres) – 1.525 spaces	
Office: 1 space per 100 square metres net lettable area (763 square metres) – 7.63 spaces	
Total Bicycle spaces – 16.155 = 16 spaces	
Class 1 or 2 Facilities – 35% of required (16 spaces – 5.6 spaces or 6)	
Class 3 Facilities – 65% of required (16 spaces – 10.4 spaces or 10)	