

## Attachment 1 - Tables of parking assessment

**Table 1 – Parking required as approved**

	1 bed	2 bed	3 bed	Visitors	Total
DA 513/2013	142	240	48		430
Mod 2015/0111	+4 (total 146)	-	-		434
DA2015/0062	11	50	3		64
<b>Total dwellings</b>	<b>157</b>	<b>290</b>	<b>51</b>		<b>498 dwellings</b>
Concept Approval parking rates	1 per 1 bed dwelling	1.5 per 2 bed dwelling	2 per 3 bed dwelling	1 visitor per 5 dwellings	
<b>Total parking required</b>	<b>157</b>	<b>435</b>	<b>102</b>	<b>100 (99.6)</b>	<b>794 (793.6) onsite parking spaces</b>
Parking spaces approved by 513/2013				86	751, although only 748 shown on plan
Parking spaces approved by Mod 2015/0111 (to 513/2013)	5			0	5
Parking spaces approved by 2015/0062					105
<b>Total approved parking spaces</b>				86	<b>858</b> <ul style="list-style-type: none"> <li>Includes 754 resident's spaces, of which 100 are accessible.</li> <li>Includes 86 visitor spaces, of which 9 are accessible.</li> <li>Includes total of 100 accessible spaces when only 75 required (i.e. 15% of all dwellings). Although, only 99 counted on plans.</li> </ul>
					<b>64 more than required by Concept Approval parking rates, including 24 extra accessible spaces.</b>

**Table 2 – Assessment of parking requirement for proposed gym and medical centre**

Proposed Land Use	Proposed parking rate	Parking Required	Parking Proposed	Parking delivered as a result of -
<b>Gym (373m2 GFA)</b>	4.5/100m2	17 (16.79)	17 <ul style="list-style-type: none"> <li>12 visitor spaces</li> <li>5 staff spaces</li> </ul>	<ul style="list-style-type: none"> <li>Converting 11 resi parking spaces into gym GFA.</li> <li>Converting vacant space into 2 new spaces for gym.</li> <li>Converting 7 resi parking spaces into 6 parking spaces for gym.</li> <li>Converting 9 resi visitor spaces into 9 parking spaces for gym.</li> <li>Converting 2 resi parking spaces into 2 resi visitor spaces.</li> <li>Resulting in a net loss of 18 resident's spaces.</li> <li>Resulting in net loss of 9 residential visitor spaces.</li> <li>Resulting in a net loss of 10 spaces overall</li> </ul>
<b>Medical centre (137m2 GFA)</b> Includes 1 x practitioner, non-medical employee and specialist.	1/practitioner 1/non-medical employee 1/specialist	3 (1 of each proposed)	4 <ul style="list-style-type: none"> <li>1 visitor space</li> <li>3 staff spaces</li> </ul>	<ul style="list-style-type: none"> <li>Converting 3 resident's accessible parking spaces into spaces for medical centre.</li> <li>Converting storage space into 1 space for medical centre.</li> <li>Converting storage area into 2 resident's spaces.</li> <li>Resulting in a net loss of 3 accessible spaces</li> <li>Resulting in a net gain of 2 spaces.</li> </ul>
<b>Total</b>		<b>20</b>	<b>21</b> <ul style="list-style-type: none"> <li>13 visitor spaces</li> <li>8 staff spaces</li> </ul>	<b>Net loss of 8 spaces including net loss of 3 accessible spaces</b> <b>Therefore, 858 approved car spaces become 850, and 99 accessible spaces becomes 96.</b>

**Table 3 – Assessment of parking required as proposed (i.e. 498 dwellings including gym and medical centre)**

Dwelling type	1 bed	2 bed	3 bed	Visitors	Total	Gym	Medical centre	
No. of dwellings/m2	157	290	51		498	373m2 GFA	137m2 GFA Includes 1 x practitioner, non- medical employee and specialist.	
Concept Approval parking rates (as proposed to be modified)	1 per 1 bed dwelling	1.5 per 2 bed dwelling	2 per 3 bed dwelling	1 visitor per 5 dwellings		4.5/100m2	1/practitioner 1/non-medical employee 1/specialist	
<b>Total parking required according to proposed Concept Approval rates</b>	157	435	102	100 (99.6)	794 (793.6)	17 (16.79)	3	<b>814 (including 75 accessible spaces)</b>
<b>Total proposed</b>								<b>850 (surplus of 36) Including 96 accessible spaces (surplus of 21)</b>