

LEGEND

- The Nest Boundary
- Commercial Development
- Childcare Development
- Community Centre
- Residential Allotments (Retail)
- Residential Allotments (Commercial Home Based Business as of right)
- Potential Retail Shop Use (Subject to separate application)
- Carparking - Commercial & Childcare
- Carparking - Residential
- Carparking - Community Centre

NOTE:
Maximum distance to residential visitor carparking - 50m
Maximum distance to retail/commercial visitor carparking - 100m

CARPARKING ANALYSIS

DEV2012/325 - COMMERCIAL & CHILDCARE DEVELOPMENT

COMMERCIAL DEVELOPMENT (LOT 1 ON SP270542)

TOTAL RETAIL GFA: 610.4m²
TOTAL COMMERCIAL GFA: 592.7m²
TOTAL GFA: 1,203.1m²
CARPARKING RATES REQUIRED:
RETAIL - 1/20m² GFA - 30.5 spaces
MEDICAL / OFFICE - 1/30m² GFA - 19.7 spaces

CHILDCARE DEVELOPMENT (LOT 24 ON SP270542)

110 CHILDREN SPACES - 1/5 CHILDREN - 22 spaces
MAX 50% REDUCTION FOR SHARED USE - 36.1 spaces
TOTAL CARPARKING REQUIRED - 72.2 spaces incl. 2 PWD
37 SPACES PROVIDED

RESIDENTIAL ALLOTMENTS

RESIDENTIAL ALLOTMENTS (RETAIL)

(LOT 2 ON SP270542 - LOT 10 ON SP270542)

RETAIL PARKING REQUIREMENTS

TOTAL POTENTIAL RETAIL GFA: 244.6m²

CARPARKING RATES REQUIRED:

RETAIL - 1/20m² GFA - 11.5 spaces required

MAX 50% REDUCTION FOR SHARED USE - 5.7 spaces for retail use

RESIDENTIAL VISITOR PARKING REQUIREMENTS

0.75 spaces per dwelling

9 residential dwellings - 6.75 visitor parking spaces required

RESIDENTIAL ALLOTMENTS

(LOT 11 ON SP270542 - LOT 23 ON SP270542)

COMMERCIAL HOME BASED BUSINESS PARKING REQUIREMENTS

TOTAL POTENTIAL COMMERCIAL GFA: 244.6m²

CARPARKING RATES REQUIRED:

COMMERCIAL - 1/30m² GFA - 8.15 spaces required

MAX 50% REDUCTION FOR SHARED USE - 4.07 spaces for retail use

RESIDENTIAL VISITOR PARKING REQUIREMENTS

0.75 spaces per dwelling

13 residential dwellings - 9.75 visitor parking spaces required

OVERALL TOTAL RESIDENTIAL CARPARKING REQUIRED -

26.27 SPACES - 27 SPACES PROVIDED

COMMUNITY CENTRE

Additional 17 spaces available at the Community Centre, contributing towards overall shared carparking arrangement.

TOTAL CARPARKS PROVIDED WITHIN PRECINCT - 81 SPACES

*GFA utilised in calculations is based off floor plan areas depicted on Concept Plans contained within DEV2012/325 approval, and assumes all lots adopt a retail / commercial home based business use.

Scale 1 : 750 @ A3

0 5 10 20 30 40

Plan Ref

142700-01A

Date: 07 JAN 2019

Client: EDQ

Dwg Name: 142700-01

Drawn By: LZ/MD

Checked By: MD

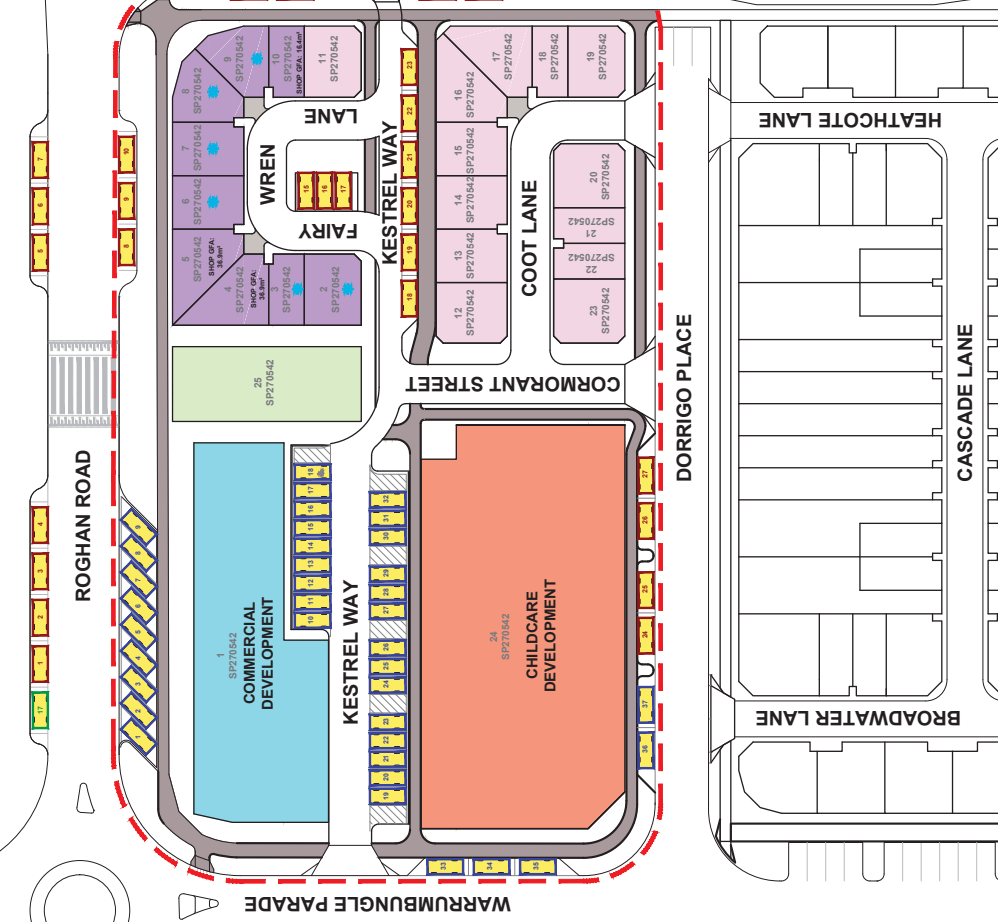
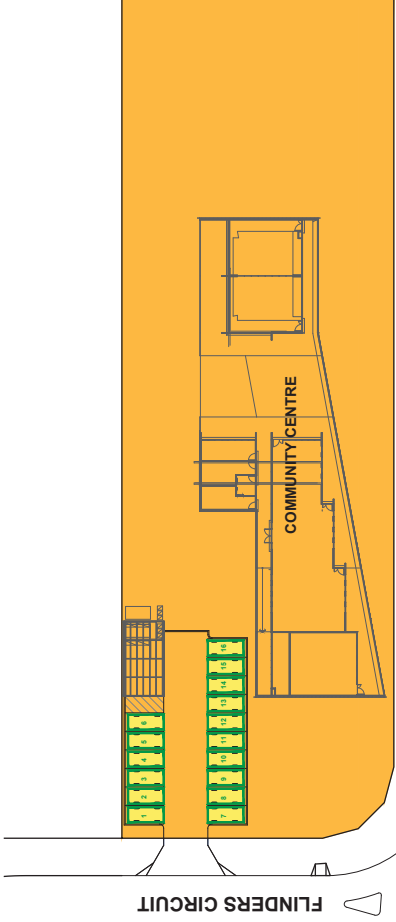
Source Information: Calibre, Land Partners.
Base Information:

CARPARKING ANALYSIS THE NEST - FITZGIBBON



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AMENDED IN RED
By: Sarah Hampstead
Date: 22/02/2019

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL
Approval no: DEV2018/997
Date: 28/02/2019