

APPENDIX A

MORUYA CALCULATION WORKSHEETS

Moruya parking spaces summary					
				Non-residential	
Block No.	Zoning	Required	Existing	Deficit	Remarks
1	B2	44	57	-16	Assumes residential spaces contained on site
2	B2	117	235	-126	Assumes residential spaces contained on site
3	B2	66	15	47	Assumes residential spaces contained on site
4	B2	193	236	-57	Assumes residential spaces contained on site
5	B2	228	126	86	Assumes residential spaces contained on site
6	R3	80	69	0	Assumed that all R3 parking would be required to be on-site
7	B2	449	223	193	Assumes residential spaces contained on site
8	B2	120	111	0	Assumes residential spaces contained on site
TOTAL		1217	1003	126	excludes R3 zone; block number 6
					There is a surplus of parking in blocks 1, 2 and 4.
					Block 3 requirements could be met by adjacent blocks
					Blocks 5 and 7 have greatest need

Town: Moruya Block number: 1
 Block bounded by: Princes Church the river (B2 zone only)

Input - Please Fill in Brackets only

Zoning	B2		
F.S.R	1	to	1
Total Footprint	3177	sqm	
NFA estimate	50	%	
Future growth	20	%	
Retail split	50	%	
Commercial split	25	%	
Residential split	25	%	
Existing Estimated Parking	57	Spaces	
Parking Requirement Rate			
Commercial	1 per	40	sqm
Retail	1 per	24	sqm
Residential	1 per	150	sqm

Key assumptions:

- Affected by tidal inundation and sea level rise
- FSR of 2:1 will not apply
- Existing net floor area is 50% of footprint
- Likely 20% growth in floor space over 20 years
- Future development will be 50% retail, 25% commercial, and 25% residential
- Residential will be shop top housing, so 1 space per 150 sqm
- Residential parking will be on-site

Output

Gross Floor Area	
Retail	953.1 sqm
Commercial	476.55 sqm
Residential	476.55 sqm
Total	1906.2 sqm
Parking Requirements	
Commercial	24 Spaces
Retail	20 Spaces
Residential	3 Spaces
Total	44 Spaces

Parking Analysis

Required Provision	44 Spaces
Existing Provision	57 Spaces
Extra Provision Required	-13 Spaces
Net extra required	-16

less 3 residential spaces assumed required to be on site

Town: Moruya Block number: 2
 Block bounded by: Princes Shore Ford Church (including car park east of Ford and swim centre car park)

Input - Please Fill in Brackets only

Zoning	B2		
F.S.R	1	to	1
Total Footprint	8511	sqm	8511
NFA estimate	50	%	
Future growth	20	%	
Retail split	50	%	
Commercial split	25	%	
Residential split	25	%	
Existing Estimated Parking	235	Spaces	
Parking Requirement Rate			
Commercial	1 per	40	sqm
Retail	1 per	24	sqm
Residential	1 per	150	sqm

Key assumptions:

- Affected by tidal inundation and sea level rise
- FSR of 2:1 will not apply
- Existing net floor area is 50% of footprint
- Likely 20% growth in floor space over 20 years
- Future development will be 50% retail, 25% commercial, and 25% residential
- Residential will be shop top housing, so 1 space per 150 sqm
- Residential parking will be on-site

Output

Gross Floor Area	
Retail	2553.3 sqm
Commercial	1276.65 sqm
Residential	1276.65 sqm
Total	5106.6 sqm
Parking Requirements	
Commercial	64 Spaces
Retail	53 Spaces
Residential	9 Spaces
Total	117 Spaces

Parking Analysis

Required Provision	117 Spaces
Existing Provision	235 Spaces
Extra Provision Required	-118 Spaces
Net extra required	-126

less 9 residential spaces assumed required to be on site

Town: Moruya Block number: 3
 Block bounded by: Princes Church Queen B2 zone

Input - Please Fill in Brackets only

Zoning	B2		
F.S.R	1	to	1
Total Footprint	4830	sqm	
NFA estimate	50	%	
Future growth	20	%	
Retail split	50	%	
Commercial split	25	%	
Residential split	25	%	
Existing Estimated Parking	15	Spaces	
Parking Requirement Rate			
Commercial	1 per	40	sqm
Retail	1 per	24	sqm
Residential	1 per	150	sqm

Key assumptions:

- Partly affected by tidal inundation and sea level rise
- FSR of 2:1 will not apply
- Existing net floor area is 50% of footprint
- Likely 20% growth in floor space over 20 years
- Future development will be 50% retail, 25% commercial, and 25% residential
- Residential will be shop top housing, so 1 space per 150 sqm
- Residential parking will be on-site

Output

Gross Floor Area	
Retail	1449 sqm
Commercial	724.5 sqm
Residential	724.5 sqm
Total	2898 sqm
Parking Requirements	
Commercial	36 Spaces
Retail	30 Spaces
Residential	5 Spaces
Total	66 Spaces

Parking Analysis

Required Provision	66 Spaces
Existing Provision	15 Spaces
Extra Provision Required	51 Spaces
Net extra required	47

less 5 residential spaces assumed required to be on site

Town: Moruya Block number: 4
 Block bounded by: Princes Church Ford Queen

Input - Please Fill in Brackets only

Zoning	B2		
F.S.R	1	to	1
Total Footprint	14025	sqm	
NFA estimate	50	%	
Future growth	20	%	
Retail split	50	%	
Commercial split	25	%	
Residential split	25	%	
Existing Estimated Parking	236	Spaces	
Parking Requirement Rate			
Commercial	1 per	40	sqm
Retail	1 per	24	sqm
Residential	1 per	150	sqm

Key assumptions:

- Affected by tidal inundation and sea level rise
- FSR of 2:1 will not apply
- Existing net floor area is 50% of footprint
- Likely 20% growth in floor space over 20 years
- Future development will be 50% retail, 25% commercial, and 25% residential
- Residential will be shop top housing, so 1 space per 150 sqm
- Residential parking will be on-site

Output

Gross Floor Area	
Retail	4207.5 sqm
Commercial	2103.75 sqm
Residential	2103.75 sqm
Total	8415 sqm
Parking Requirements	
Commercial	105 Spaces
Retail	88 Spaces
Residential	14 Spaces
Total	193 Spaces

Parking Analysis

Required Provision	193 Spaces
Existing Provision	236 Spaces
Extra Provision Required	-43 Spaces
Net extra required	-57

less 14 residential spaces assumed required to be on site

Town: Moruya Block number: 5
 Block bounded by: Princes Queen Page Mirrabooka

Input - Please Fill in Brackets only

Zoning	B2		
F.S.R	1	to	1
Total Footprint	16614	sqm	
NFA estimate	50	%	
Future growth	20	%	
Retail split	50	%	
Commercial split	25	%	
Residential split	25	%	
Existing Estimated Parking	126	Spaces	
Parking Requirement Rate			
Commercial	1 per	40	sqm
Retail	1 per	24	sqm
Residential	1 per	150	sqm

Key assumptions:

- Partly affected by tidal inundation and sea level rise
- FSR of 2:1 will not apply
- Existing net floor area is 50% of footprint
- Likely 20% growth in floor space over 20 years
- Future development will be 50% retail, 25% commercial, and 25% residential
- Residential will be shop top housing, so 1 space per 150 sqm
- Residential parking will be on-site

Output

Gross Floor Area	
Retail	4984.2 sqm
Commercial	2492.1 sqm
Residential	2492.1 sqm
Total	9968.4 sqm
Parking Requirements	
Commercial	125 Spaces
Retail	104 Spaces
Residential	17 Spaces
Total	228 Spaces

Parking Analysis

Required Provision	228 Spaces
Existing Provision	126 Spaces
Extra Provision Required	102 Spaces
Net extra required	86

less 17 residential spaces assumed required to be on site

Town: Moruya Block number: 6
 Block bounded by: Princes Mirrabook; Page Campbell (excluding RE1 zone)

Input - Please Fill in Brackets only

Zoning	R3		
F.S.R	1	to	1
Total Footprint	13613	sqm	
GFA Assumption	80	%	
Residential to Other Ratio	80	%	
Existing Estimated Parking	69	Spaces	
Parking Requirement Rate			
Residential	1 per	300	sqm
Other (motels, etc)	1 per	50	sqm

Key assumptions:

Partly affected by tidal inundation and sea level rise
 FSR of 2:1 will not apply
 applies only to non-residential component
 based on 600 sqm block size
 based on 24 sqm room size, plus allowance for manager, circulation, storage, etc spaces

Output

Gross Floor Area	
Other (motels, etc)	2178.08 sqm
Residential	10890.4 sqm
Total	10890.4 sqm
Parking Requirements	
Other (motels, etc)	44 Spaces
Residential	36 Spaces
Total	80 Spaces

Assume that these would be required to be on site
 Assume that these would be required to be on site

Parking Analysis

Required Provision	80 Spaces
Existing Provision	69 Spaces
Extra Provision Required	11 Spaces
Net extra required	0

Assume that these would be required to be on site

Town: Moruya Block number: 7
 Block bounded by: Princes Queen Ford Campbell

Input - Please Fill in Brackets only

Zoning	B2		
F.S.R	1	to	1
Total Footprint	32642	sqm	
NFA estimate	50	%	
Future growth	20	%	
Retail split	50	%	
Commercial split	25	%	
Residential split	25	%	
Existing Estimated Parking	223	Spaces	
Parking Requirement Rate			
Commercial	1 per	40	sqm
Retail	1 per	24	sqm
Residential	1 per	150	sqm

Key assumptions:

- Affected by tidal inundation and sea level rise
- FSR of 2:1 will not apply
- Existing net floor area is 50% of footprint
- Likely 20% growth in floor space over 20 years
- Future development will be 50% retail, 25% commercial, and 25% residential
- Residential will be shop top housing, so 1 space per 150 sqm
- Residential parking will be on-site

Output

Gross Floor Area	
Retail	9792.6 sqm
Commercial	4896.3 sqm
Residential	4896.3 sqm
Total	19585.2 sqm
Parking Requirements	
Commercial	245 Spaces
Retail	204 Spaces
Residential	33 Spaces
Total	449 Spaces

Parking Analysis

Required Provision	449 Spaces
Existing Provision	223 Spaces
Extra Provision Required	226 Spaces
Net extra required	193

less 33 residential spaces assumed required to be on site

Town: Moruya Block number: 8
 Block bounded by: Queen Ford B2 zone boundary (Bi Lo block)

Input - Please Fill in Brackets only

Zoning	B2		
F.S.R	1	to	1
Total Footprint	8736	sqm	
NFA estimate	50	%	
Future growth	20	%	
Retail split	50	%	
Commercial split	25	%	
Residential split	25	%	
Existing Estimated Parking	111	Spaces	
Parking Requirement Rate			
Commercial	1 per	40	sqm
Retail	1 per	24	sqm
Residential	1 per	150	sqm

Key assumptions:

- Affected by tidal inundation and sea level rise
- FSR of 2:1 will not apply
- Existing net floor area is 50% of footprint
- Likely 20% growth in floor space over 20 years
- Future development will be 50% retail, 25% commercial, and 25% residential
- Residential will be shop top housing, so 1 space per 150 sqm
- Residential parking will be on-site

Output

Gross Floor Area	
Retail	2620.8 sqm
Commercial	1310.4 sqm
Residential	1310.4 sqm
Total	5241.6 sqm
Parking Requirements	
Commercial	66 Spaces
Retail	55 Spaces
Residential	9 Spaces
Total	120 Spaces

Parking Analysis

Required Provision	120 Spaces
Existing Provision	111 Spaces
Extra Provision Required	9 Spaces
Net extra required	0

less 9 residential spaces assumed required to be on site