

## APPENDIX C

### NAROOMA CALCULATION WORKSHEETS

Narooma parking spaces summary					
<b>The Flat precinct</b>					
Non-residential					
Block No.	Zoning	Required	Existing	Deficit	Remarks
1	B2	198	208	-25	
2	B2	69	83	-19	
<b>TOTAL</b>	<b>B2</b>	<b>267</b>	<b>291</b>	<b>-44</b>	Existing parking supply should be sufficient
<b>The Town Centre precinct</b>					
Non-residential					
Block No.	Zoning	Required	Existing	Deficit	Remarks
3	R3	91	76	15	Assumed that all R3 parking would be required to be on-site
4	R3	106	47	59	Assumed that all R3 parking would be required to be on-site
5	B2	156	127	18	Assumes residential spaces contained on site
6	B2	121	102	11	Assumes residential spaces contained on site
7	B2	129	40	79	Assumes residential spaces contained on site
8	B2	99	25	67	Assumes residential spaces contained on site
<b>TOTAL</b>	<b>B2</b>	<b>505</b>	<b>294</b>	<b>174</b>	Excludes R3 zones; blocks 3 and 4
A total of 194 extra parking spaces are required in the Town Centre to cope with commercial and retail development					

Town: Narooma Block number: 1  
 Block bounded by: Princes Burrawang Graham Field

1 (The Flat - north)

**Input - Please Fill in Brackets only**

Zoning	B2		
F.S.R	1	to	1
Total Footprint	14371	sqm	
NFA estimate	50	%	
Future growth	20	%	
Retail split	50	%	
Commercial split	25	%	
Residential split	25	%	
Existing Estimated Parking	208	Spaces	
<b>Parking Requirement Rate</b>			
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**

<b>Gross Floor Area</b>	
Retail	4311.3 sqm
Commercial	2155.65 sqm
Residential	2155.65 sqm
<b>Total</b>	<b>8622.6 sqm</b>
<b>Parking Requirements</b>	
Commercial	108 Spaces
Retail	90 Spaces
Residential	14 Spaces
<b>Total</b>	<b>198 Spaces</b>

**Parking Analysis**

Required Provision	198 Spaces
Existing Provision	208 Spaces
Extra Provision Required	-10 Spaces
Net extra required	-25

less 14 residential spaces assumed to be provided on site

Town: Narooma Block number: 2  
 Block bounded by: Princes McMillan (B2 land use zone only)

(The Flat - south)

**Input - Please Fill in Brackets only**

Zoning	B2		
F.S.R	1	to	1
Total Footprint	5034	sqm	
NFA estimate	50	%	
Future growth	20	%	
Retail split	50	%	
Commercial split	25	%	
Residential split	25	%	
Existing Estimated Parking	83	Spaces	
<b>Parking Requirement Rate</b>			
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
- Existing parking includes Visitor Centre car park
- Residential parking will be on-site

**Output**

<b>Gross Floor Area</b>	
Retail	1510.2 sqm
Commercial	755.1 sqm
Residential	755.1 sqm
<b>Total</b>	<b>3020.4 sqm</b>
<b>Parking Requirements</b>	
Commercial	38 Spaces
Retail	31 Spaces
Residential	5 Spaces
<b>Total</b>	<b>69 Spaces</b>

**Parking Analysis**

Required Provision	69 Spaces
Existing Provision	83 Spaces
Extra Provision Required	-14 Spaces
Net extra required	-19

less 5 residential spaces assumed to be provided on site

Town: Narooma Block number: 3 Town Centre  
 Block bounded by: Princes Bowen

**Input - Please Fill in Brackets only**

Zoning	<input type="text" value="R3"/>		
F.S.R	<input type="text" value="2"/>	to	<input type="text" value="1"/>
Total Footprint	<input type="text" value="10087"/>	sqm	
GFA Assumption	<input type="text" value="80"/>	%	
Residential to Other Ratio	<input type="text" value="80"/>	%	
Existing Estimated Parking	<input type="text" value="76"/>	Spaces	
<b>Parking Requirement Rate</b>			
Residential	1 per	<input type="text" value="300"/>	sqm
Other (motels, etc)	1 per	<input type="text" value="50"/>	sqm

applies only to non-residential component

applies only to non-residential component

based on 600 sqm block size

based on 24 sqm room size, plus allowance for manager, storage, circulation, etc spaces

**Output**

<b>Gross Floor Area</b>	
Other (motels, etc)	3227.84 sqm
Residential	8069.6 sqm
<b>Total</b>	<b>16139.2 sqm</b>
<b>Parking Requirements</b>	
Other (motels, etc)	65 Spaces
Residential	27 Spaces
<b>Total</b>	<b>91 Spaces</b>

**Parking Analysis**

Required Provision	91 Spaces
Existing Provision	76 Spaces
Extra Provision Required	<b>15 Spaces</b>

Town: Narooma Block number: 4 Town Centre  
 Block bounded by: Princes Wharf lane opposite Bowen

**Input - Please Fill in Brackets only**

Zoning	<input type="text" value="R3"/>		
F.S.R	<input type="text" value="2"/>	to	<input type="text" value="1"/>
Total Footprint	<input type="text" value="11736"/>	sqm	
GFA Assumption	<input type="text" value="80"/>	%	
Residential to Other Ratio	<input type="text" value="80"/>	%	
Existing Estimated Parking	<input type="text" value="47"/>	Spaces	
<b>Parking Requirement Rate</b>			
Residential	1 per	<input type="text" value="300"/>	sqm
Other (motels, etc)	1 per	<input type="text" value="50"/>	sqm

applies only to non-residential component

applies only to non-residential component

based on 600 sqm block size

based on 24 sqm room size, plus allowance for manager, storage, circulation, etc spaces

**Output**

<b>Gross Floor Area</b>	
Other (motels, etc)	3755.52 sqm
Residential	9388.8 sqm
<b>Total</b>	<b>18777.6 sqm</b>
<b>Parking Requirements</b>	
Other (motels, etc)	75 Spaces
Residential	31 Spaces
<b>Total</b>	<b>106 Spaces</b>

**Parking Analysis**

Required Provision	106 Spaces
Existing Provision	47 Spaces
Extra Provision Required	<b>59 Spaces</b>

Town: Narooma Block number: 5 Town Centre  
 Block bounded by: Princes Bowen Cnty

**Input - Please Fill in Brackets only**

Zoning	B2		
F.S.R	1	to	1
Total Footprint	11363	sqm	
NFA estimate	50	%	
Future growth	20	%	
Retail split	50	%	
Commercial split	25	%	
Residential split	25	%	
Existing Estimated Parking	127	Spaces	
<b>Parking Requirement Rate</b>			
Commercial	1 per	40	sqm
Retail	1 per	24	sqm
Residential	1 per	150	sqm

**Key assumptions:**

- 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**

<b>Gross Floor Area</b>	
Retail	3408.9 sqm
Commercial	1704.45 sqm
Residential	1704.45 sqm
<b>Total</b>	<b>6817.8 sqm</b>
<b>Parking Requirements</b>	
Commercial	85 Spaces
Retail	71 Spaces
Residential	11 Spaces
<b>Total</b>	<b>156 Spaces</b>

**Parking Analysis**

Required Provision	156 Spaces
Existing Provision	127 Spaces
Extra Provision Required	29 Spaces
Net extra required	18

less 11 residential spaces assumed to be provided on site

Town: Narooma Block number: 6 Town Centre  
 Block bounded by: Princes Montague Angle Wharf lane opposite Bowen

**Input - Please Fill in Brackets only**

Zoning	B2		
F.S.R	1	to	1
Total Footprint	8827	sqm	
NFA estimate	50	%	
Future growth	20	%	
Retail split	50	%	
Commercial split	25	%	
Residential split	25	%	
Existing Estimated Parking	102	Spaces	
<b>Parking Requirement Rate</b>			
Commercial	1 per	40	sqm
Retail	1 per	24	sqm
Residential	1 per	150	sqm

**Key assumptions:**

- 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**

<b>Gross Floor Area</b>	
Retail	2648.1 sqm
Commercial	1324.05 sqm
Residential	1324.05 sqm
<b>Total</b>	<b>5296.2 sqm</b>
<b>Parking Requirements</b>	
Commercial	66 Spaces
Retail	55 Spaces
Residential	9 Spaces
<b>Total</b>	<b>121 Spaces</b>

**Parking Analysis**

Required Provision	121 Spaces
Existing Provision	102 Spaces
Extra Provision Required	19 Spaces
Net extra required	11

less 9 residential spaces assumed to be provided on site



Town: Narooma Block number: 7  
 Block bounded by: Princes Canty Carvan St Garvan Ln

Town Centre

**Input - Please Fill in Brackets only**

Zoning	B2		
F.S.R	1	to	1
Total Footprint	9346	sqm	
NFA estimate	50	%	
Future growth	20	%	
Retail split	50	%	
Commercial split	25	%	
Residential split	25	%	
Existing Estimated Parking	40	Spaces	
<b>Parking Requirement Rate</b>			
Commercial	1 per	40	sqm
Retail	1 per	24	sqm
Residential	1 per	150	sqm

**Key assumptions:**

- 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**

<b>Gross Floor Area</b>	
Retail	2803.8 sqm
Commercial	1401.9 sqm
Residential	1401.9 sqm
<b>Total</b>	<b>5607.6 sqm</b>
<b>Parking Requirements</b>	
Commercial	70 Spaces
Retail	58 Spaces
Residential	9 Spaces
<b>Total</b>	<b>129 Spaces</b>

**Parking Analysis**

Required Provision	129 Spaces
Existing Provision	40 Spaces
Extra Provision Required	89 Spaces
Net extra required	79

less 9 residential spaces assumed to be provided on site

Town: Narooma Block number: 8 Town Centre  
 Block bounded by: Princes Montague Carvan St lane opposite Angle

**Input - Please Fill in Brackets only**

Zoning	B2		
F.S.R	1	to	1
Total Footprint	7190	sqm	
NFA estimate	50	%	
Future growth	20	%	
Retail split	50	%	
Commercial split	25	%	
Residential split	25	%	
Existing Estimated Parking	25	Spaces	
<b>Parking Requirement Rate</b>			
Commercial	1 per	40	sqm
Retail	1 per	24	sqm
Residential	1 per	150	sqm

**Key assumptions:**

- 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**

<b>Gross Floor Area</b>	
Retail	2157 sqm
Commercial	1078.5 sqm
Residential	1078.5 sqm
<b>Total</b>	<b>4314 sqm</b>
<b>Parking Requirements</b>	
Commercial	54 Spaces
Retail	45 Spaces
Residential	7 Spaces
<b>Total</b>	<b>99 Spaces</b>

**Parking Analysis**

Required Provision	99 Spaces
Existing Provision	25 Spaces
Extra Provision Required	74 Spaces
Net extra required	67

less 7 residential spaces assumed to be provided on site