

**DA/237/2017 - 24-36 Langston Place Epping**

**Parking Rate Comparison**

RESIDENTIAL		ADG - RMS Metro CBD Centres Min		ADG - Metro Sub-Regional Centres Min		DCP Min [See table 1C.2.1(e)]		DCP Max		Application as of SCCPP April 4th, 2018	Applicant Currently Proposed
type	units	rate	total	rate	total	rate	total	rate	total	total	total
studio	0	0.4	0.0	0.6	0.0	0.5	0.0	N/A			
1 bed	40	0.4	16.0	0.6	24.0	0.8	30.0	N/A			
2 bed	55	0.7	38.5	0.9	49.5	1.0	55.0	N/A			
3 bed	6	1.2	7.2	1.4	8.4	1.5	9.0	N/A			
occupant total	101		62		82		94			96	49
visitor		0.14	15	0.2	21	0.1	11			11	0
<b>Sub-total</b>		<b>77</b>		<b>103</b>		<b>105</b>		<b>N/A</b>		<b>107</b>	<b>49</b>
<i>Difference to proposed</i>		<b>28</b>		<b>54</b>		<b>56</b>		<b>N/A</b>			
<b>RETAIL sqm</b>						<b>DCP Min</b>		<b>DCP Max</b>			
floor space	256	see DCP rates		see DCP rates		1 per 60m <sup>2</sup>		1 per 30m <sup>2</sup>		5	4
<i>Difference to proposed</i>						0		4			
<b>COMMERCIAL sqm</b>											
floor space	559	see DCP rates		see DCP rates		1 per 70m <sup>2</sup>		1 per 50m <sup>2</sup>		8	8
<i>Difference to proposed</i>						0		3			
<b>Sub-total</b>						<b>13</b>		<b>19</b>		<b>13</b>	<b>12</b>
<b>Car Share</b>		see DCP rates		see DCP rates		<b>1</b>		<b>N/A</b>		<b>0 (1 via condition)</b>	<b>3</b>
<b>TOTAL*</b>		<b>91 - 96</b>		<b>116 - 122</b>		<b>118</b>		<b>124</b>		<b>120</b>	<b>61</b>

\* Car share spaces are not considered to count towards the number of parking spaces when assessing against the applicable parking rates.