

SITE PLAN
SCALE: 1:200

PROPOSED COMMERCIAL DEVELOPMENT

SITE CRITERIA LOT 21

1. Site Area (Lot 21)

2. Landscaping

120m² Required 8% of Site Provided 110.0m² i. Soft 83.2m² 193.2m² or 12.9% ii. Hard

3. Floor Area

a. Showrooms i. Walls ii. Toilets 40m² 740m² 800m² iii. Nett Total Gross Floor Area

4. Car Parking

Required Carbays i. Showroom Provided

i. On-Site

5. Motorcycle Parking Motorcycle Bays Required Provided

6. Bicycle Parking

Bike Bays Required Provided

SITE CRITERIA LOT 22

1. Site Area (Lot 22)

2. Landscaping

8% of Site Required Provided i. Soft

63.2m² 158.3m² or 10.6% ii. Hard

3. Floor Area

a. Showrooms 20m² 40m² i. Walls ii. Toilets iii. Nett Total Gross Floor Area

Required Carbays i. Showroom 628m² NFA @ 1/75m² Provided i. On-Site

5. Motorcycle Parking

Motorcycle Bays Required Provided

6. Bicycle Parking

Bike Bays Required Provided

COMPOSITE SITE CRITERIA LOT 21 & 22

1. Site Area 2,988m²

2. Combined Floor Area

i. Showroom 1,428m² or 47.8% of Site

Landscaping
A. Hard Landscaping
Defined as paved walkways either open or covered.
B. Soft Landscaping
Defined as vegetative landscaping.

Gross Floor Area: GFA
A. All Floor Areas on this plan are shown as GROSS FLOOR AREA.
Unless otherwise noted as Nett Floor Area
B. Definition of Gross Floor Area is defined as:
i/ GROSS FLOOR AREA OF TENANCY: Gross Floor Area of an individual Tenancy is defined as the

area contained between the centre line of common tenancy walls and the outside edge of external walls.

ii/ GROSS FLOOR AREA OF A BUILDING:
Gross Floor Area of a Building is defined as the total area contained between the outside edge of external walls

Nett Floor Area: NFA

A. Nett Floor Area of a Tenancy on this plan is defined as the area between external or tenancy dividing walls. B. This area is inclusive of toilets if the toilets are exclusive to the Tenancy.







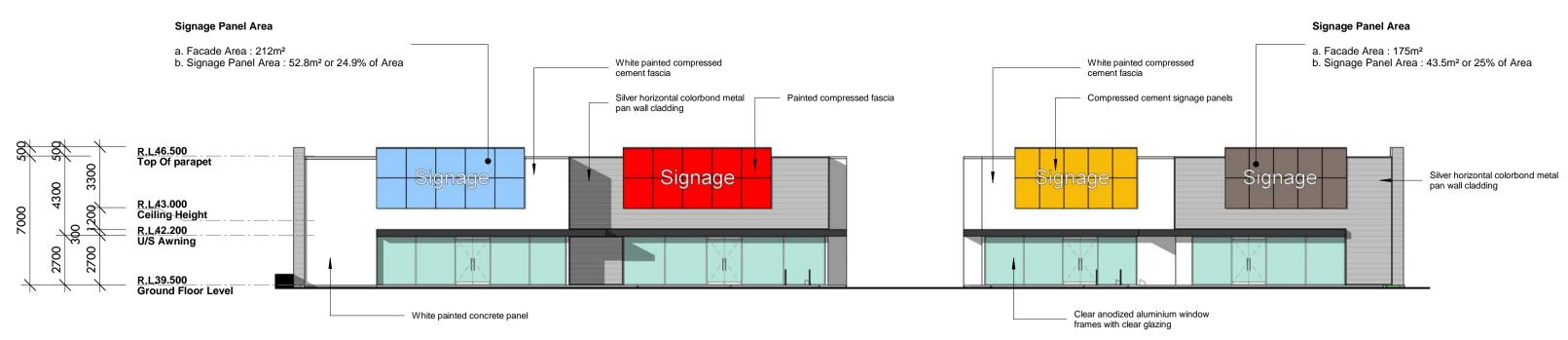
Landscape Legend

<u>Symbol</u>	<u>Species</u>	<u>Description</u>	Pot Size	Quantities
	Lawn - Winter Green	A low maintenance, hard wearing hybrid lawn. Reticulated.		239m²
	Brick Paving			97m²
	Jacaranda Mimosifolia	Jacaranda - Grows up to 10m	40L	7

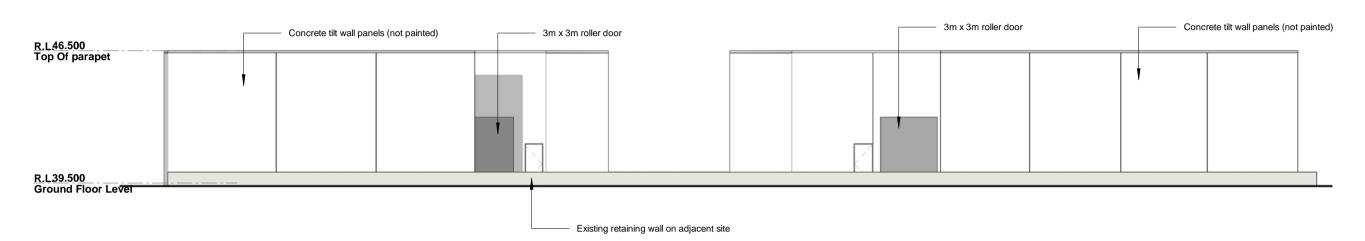
Irrigation and Reticulation

Street Verge Plants Drip Fed Irrigation Street Verge Lawn Sprinkler Reticulation Proposed Landscape Drip Fed Irrigation

(NOTE: All Irrigation and reticulation will be install off mains.)

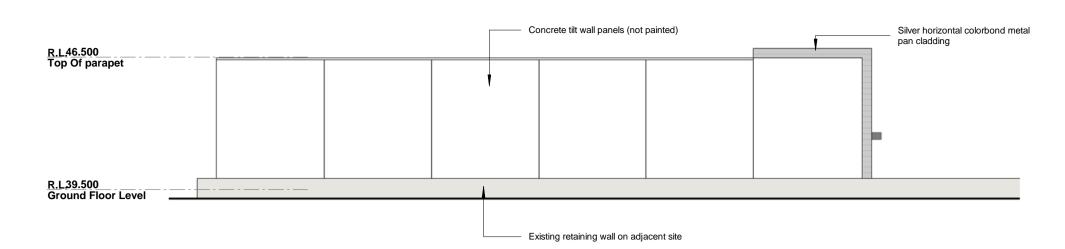


SOUTH (SUNDEW RISE) ELEVATION
SCALE: 1:200

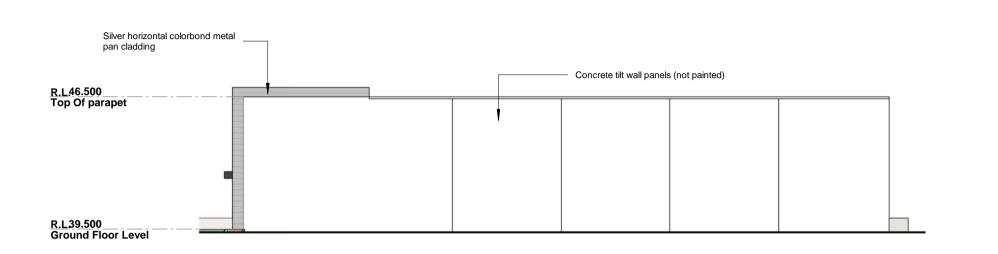


NORTH ELEVATION SCALE: 1:200





WEST ELEVATION SCALE: 1:200



EAST ELEVATION
SCALE: 1:200

