

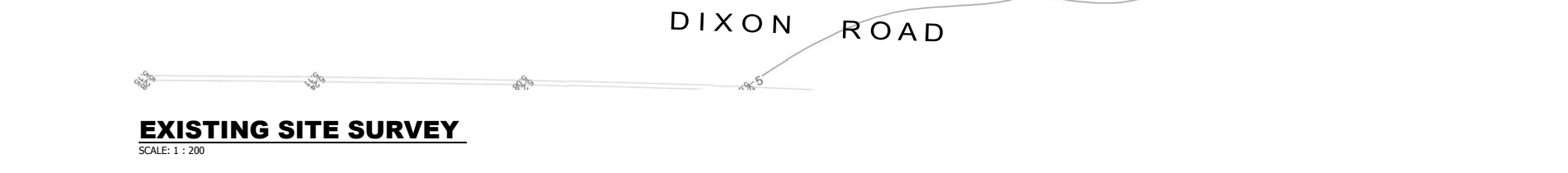
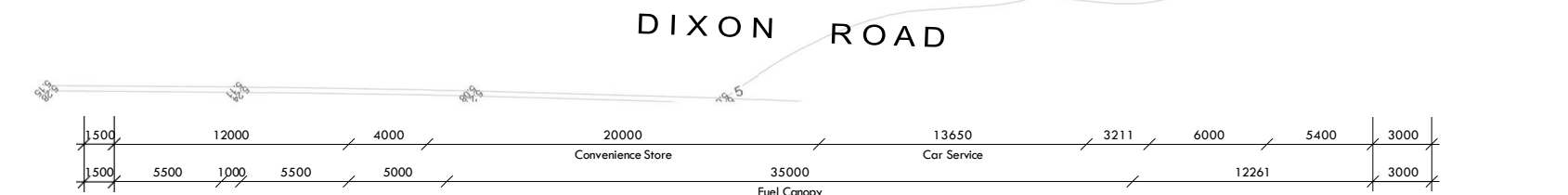
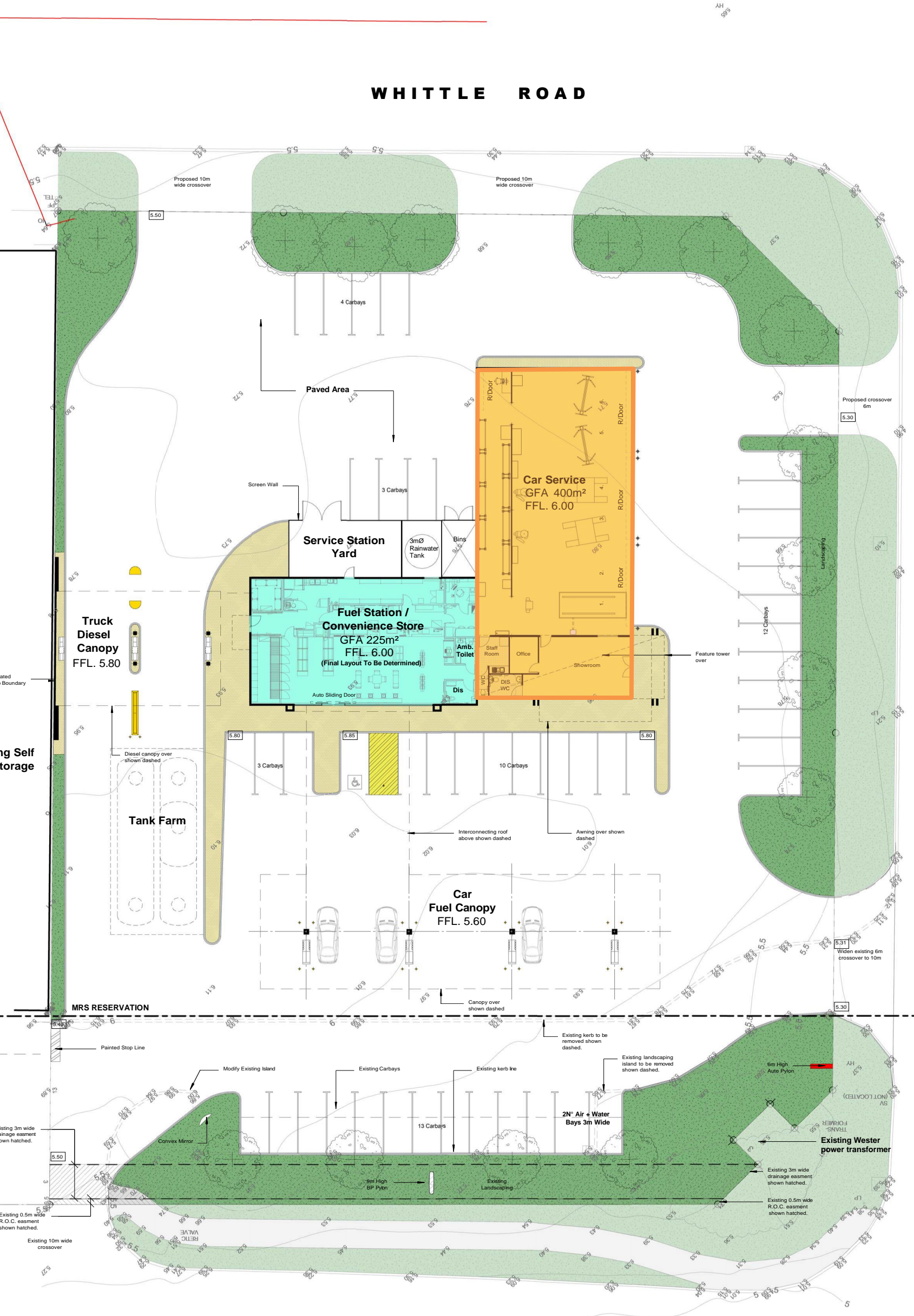
COMPOSITE SITE CRITERIA

1. Site Area	5,830m ²
2. Zoning	Light Industry Service Station 'D' Use Motor Vehicle Repair Station 'D' Use
3. Landscaping	
a. Landscape Required	583.0m ² or (10% of site)
b. Landscape Provided	878.0m ² Soft 245.0m ² Hard 1,124.6m ² (19.3% of site)
4. Floor Area	
a. Convenience Store	225m ²
b. Car Service	400m ²
Total	625m ²
5. Carparking	
a. Cars Required	Carbays
i. Convenience Store	6/100m ² NLA of retail space + 14
ii. Car Service	2 6 6 28
Total	45 Carbays
b. Cars Provided	45 Carbays

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 Net 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.

Net Floor Area - NFA
 A. Net 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.



PROPOSED FUEL STATION & CAR SERVICE
 LOCATION: LOTS 36, CNR DIXON ROAD & EVINRUDE BEND, ROCKINGHAM
 FOR: DAWNMARK HOLDING PTY LTD. AFT THE ELEMENT UNIT TRUST BY: VEND PROPERTY

SK012
 FEB 2019
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 As indicated @ B1

8236 **shircore** **55** YEARS
 architects

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