

1. Site : Lot 100 + Part Lots 101-104 (inc) to be amalgamated
2. Zoning : Local Centre
3. Site Area
4. Landscaping
 - a. Required 5% of Site
 - b. Provided
 - Hard
 - Soft
 - Total
5. Floor Area
 - a. T1 Car Service
 - b. T2 Car Service
 - c. T4 Gym
 - e. T5 Supermarket (including BOH 150m²)
 - f. T6 Office
 - g. T7 Liquor Store
 - h. T8 Vet
 - i. T16-22 Office
 - j. T10-T15 Restaurant, Cafe & Food Tenancies
 - k. T23 Child Care Building
 - l. Child Care Yard
 - Total

6. Carparking		
Required		
a. T1+T2 Car Service	9 Bays @ 4/Bay	36 Cars
	12 Staff @ 1/Bay	12 Cars
c. T4 Gym	1,200m ² @ 1/10m ² NLA (50% reciprocal)	12 Cars
d. T5 Supermarket	631m ² @ 6/100m ² NLA	60 Cars
e. T6 Office	450m ² @ 3/100m ² NLA, min 4/tenancy	20 Cars
f. T7 Liquor store	200m ² @ 6/100m ² NLA	12 Cars
g. T8 Vet	2 Pract & 40 Animals @ 4/P, 1/10 A	12 Cars
h. T16-22 Office	28 Bays @ 3/100m ² NLA, min 4/tenancy	28 Cars
i. T10-T15 Rest., Cafe & Food	90 Bays @ 1/5m ² seating area	90 Cars
Alfresco Areas	22 Bays @ 1/5m ² seating area	22 Cars
j. T23 Child Care Building	120 Child & 24 Staff @ 1/8 C, 1/1 S	39 Cars
Total		369 Cars
Provided On-Site		
Parallel Bays Provided adjacent to Site		351 Cars
Total		369 Cars

Restaurants, Cafe & Fast food tenancies require floor area use calculation for parking requirement. For now, seating area assumed to be 50% of total GFA.

1. Site : Part Lots 106 & 107 to be amalgamated
2. Zoning : Local Centre
3. Site Area
4. Landscaping
 - a. Required 5% of Site
 - b. Provided
 - Hard
 - Soft
 - Total
5. Floor Area
 - a. T1 Chemist
 - b. T2-T6 Medical
 - c. T7 Swim School (inc. pump & chemical rooms)
 - Total
6. Carparking
 - Required
 - a. T1 Chemist 224m² @ 6/100m² NLA
 - b. T2-T6 Medical 11 Practitioners @ 4/Prac
 - c. T7 Swim School 250m² @ 1/20m² pool area
 - Total

Provided On Site	69 Cars
Parallel Bays	<u>9 Cars</u>
Total	78 Cars

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

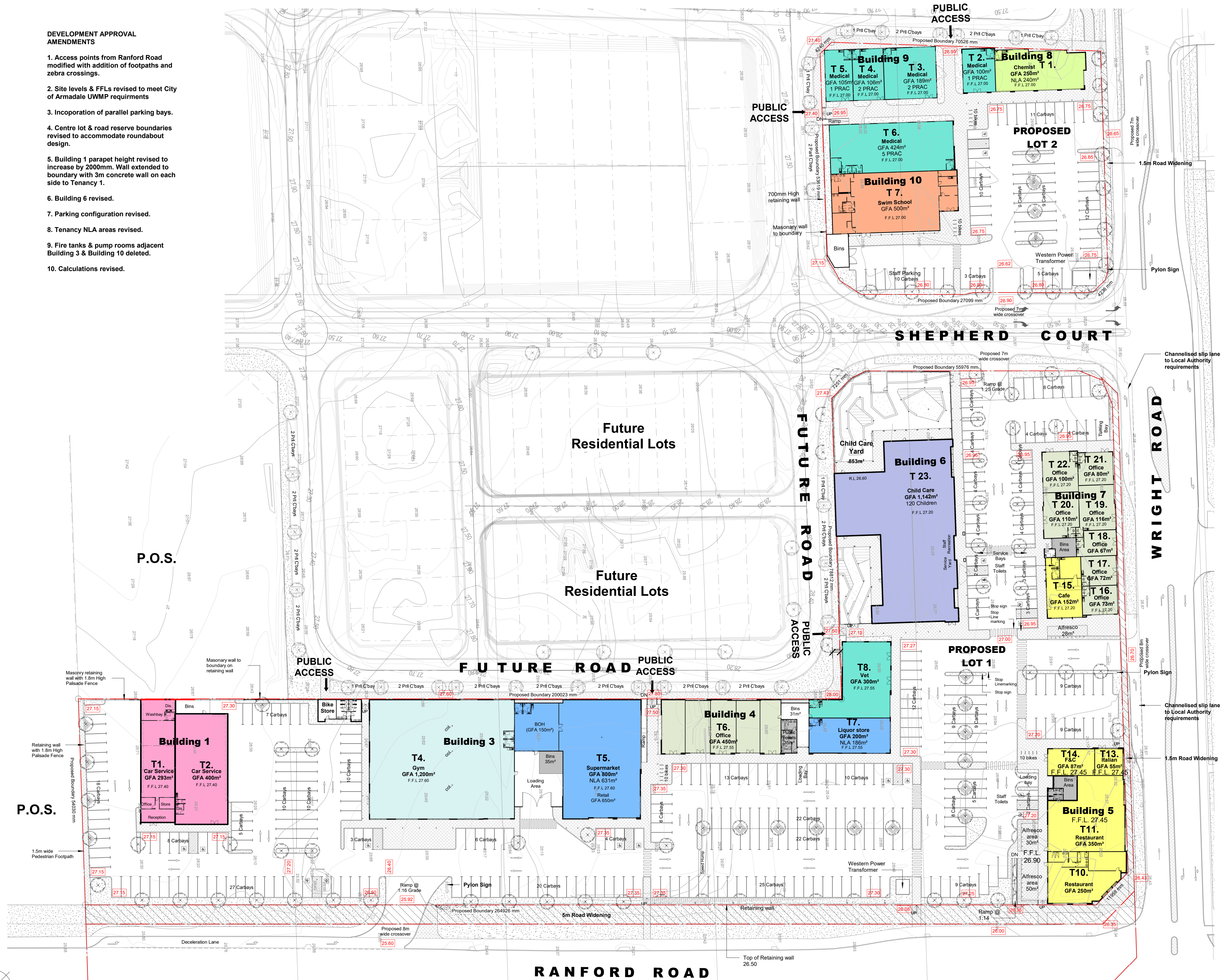
Gross Floor Area : GFA

iv) **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.

iv) **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.

1. Access points from Ranford Road modified with addition of footpaths and zebra crossings.
2. Site levels & FFLs revised to meet City of Armadale WFLP requirements
3. Incorporation of parallel parking bays.
4. Centre lot & road reserve boundaries revised to accommodate roundabout design.
5. Building 1 parapet height revised to increase by 2000mm. Wall extended to boundary with 3m concrete wall on each side to Tenancy 1.
6. Building 6 revised.
7. Parking configuration revised.
8. Tenancy NLA areas revised.
9. Fire tanks & pump rooms adjacent Building 3 & Building 10 deleted.
10. Calculations revised.



SCALE: 1 : 500

SK041
MAY 2021
6
As indicated @ A1



 **meyer**
shircore **55** YEARS
a r c h i t e c t s 1963/2018
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