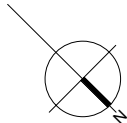


PROPOSED LOCAL CENTRE DEVELOPMENT - THE VILLAGE HARRISDALE

LOCATION: LOT 100 SHEPHARD COURT, HARRISDALE

FOR: PANTHERA HOLDINGS BY: VEND PROPERTY





EXISTING AERIAL DIAGRAM
SCALE: 1 : 750

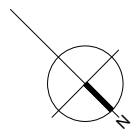
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 1 : 750 @ A1



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DEVELOPED AERIAL DIAGRAM

SCALE: 1 : 750

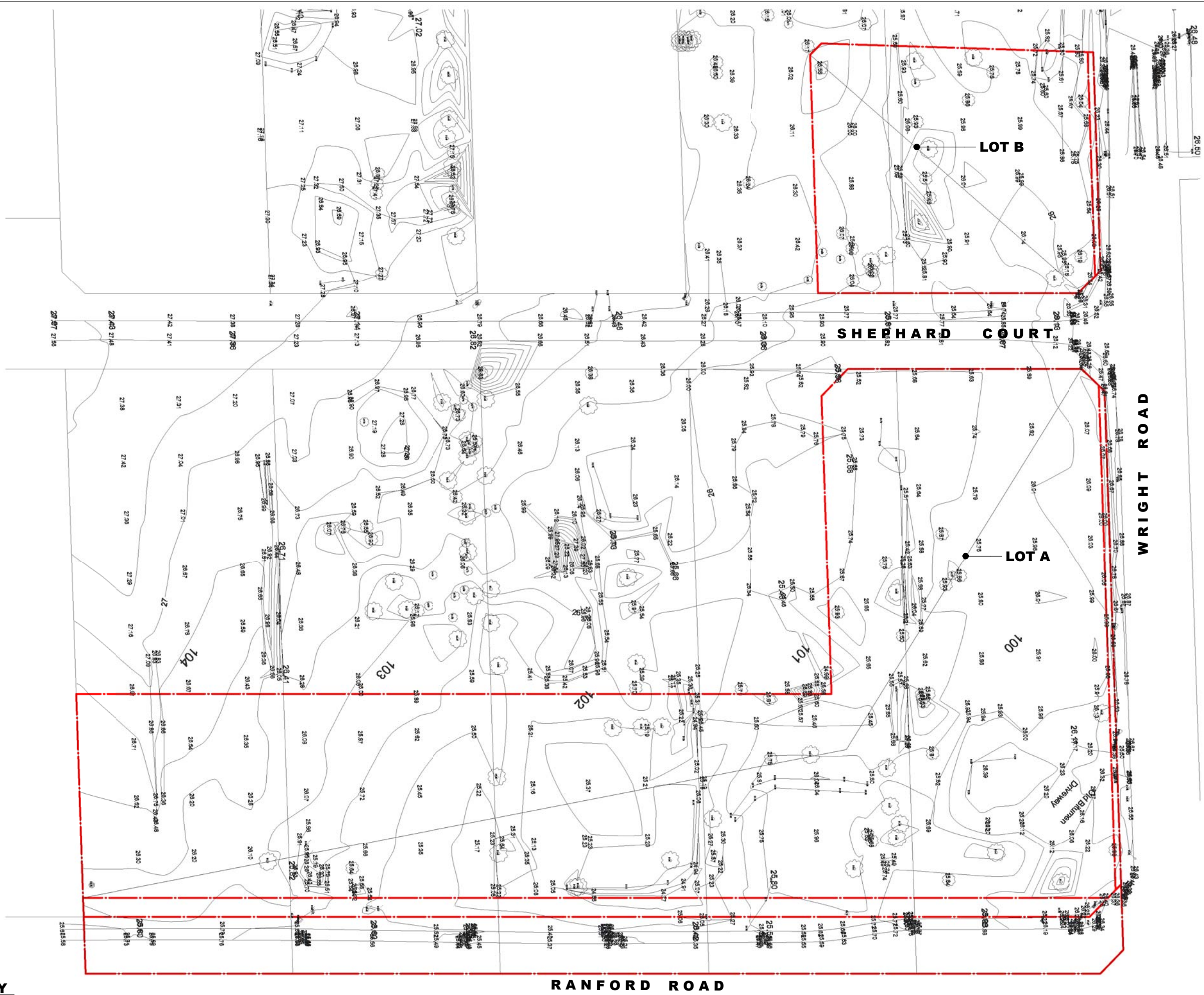
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SITE SURVEY
SCALE: 1:500

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LOT A

1. Site Area		21,055.4m ²
2. Landscaping		1,053m ²
a. Required 5% of Site		1,812.0m ²
b. Provided		1,097.0m ²
Hard		1,812.0m ²
Soft		1,097.0m ²
Total		2,909.0m ² or 13.8% Site
3. Floor Area		
a. Car Service (T1 & T2)		682m ²
b. Car Wash (T3)		44m ²
c. Gym (T4)		500m ²
d. Post Office (T7)		200m ²
e. Office (T9, T16-T22)		712m ²
f. Retail (T5, T6)		1,100m ²
g. B.O.H (T5)		150m ²
h. Restaurant & Cafe (T11-T12 & T16)		650m ²
i. Food Tenancies (T13 - T15)		245m ²
j. Vet (T8)		250m ²
k. Child Care Building (T23)		1,081m ²
l. Child Care Yard		860m ²
Total		6,424m ²
4. Carparking		
Required		
a. Car Service (T1 & T2)	12 Bays @ 5 / Bay	60 Cars
b. Gym (T4)	500m ² @ 1/10m ² x 50% Recip.	25 Cars
c. Post Office (T8)	200m ² @ 3/100m ² NLA	6 Cars
d. Office (T7, T16-T22)	712m ² @ 3/100m ² NLA	21.4 Cars
e. Retail (T5, T6)	1,100m ² @ 6/100m ²	66 Cars
f. B.O.H (T5)	150m ² @ 6/100m ²	9 cars
g. Restaurant & Cafe (T11-T12 & T16)	400m ² @ 1/5m ²	80 Cars (TBC)
h. Food Tenancies (T13 - T15)	2 Pract & 40 Animals	30 Cars (TBC)
i. Vet (T8)	1/8 Children &	12 Cars
j. Child Care Building (T23)	1/1 Staff	15 Cars
Total		339.4 Cars
Provided		347 Cars

DESIGN NOTE:
 Various elements of this layout require discussion with the City of Armadale.
 1. Vehicle cross overs
 2. Boundary setbacks.
 3. Landscaping
 4. Barrier treatment to residential sites
 5. Restaurants, Cafe & Fast food tenancies require floor area use calculation for parking requirement. (To Be Confirmed)

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.

LOT B

1. Zoning : Local Centre		
2. Site Area		4,829m ²
3. Landscaping		
a. Required 5% of Site		241.45m ²
b. Provided		438.0m ²
Hard		438.0m ²
Soft		438.0m ²
Total		964.0m ² or 20% of Site
4. Floor Area		
a. Chemist T1	250.0m ²	250.0m ²
b. Medical T2-T6	11 Practitioners @ 4/Prac	923.0m ²
c. Swim School T7 (inc. pump & chemical rooms)	40 Children @ 1/4 Child	500.0m ²
Total		1,673.0m ²
5. Carparking		
Required		
a. Chemist (T1)	250m ² @ 6/100m ²	15 Cars
b. Medical (T2-T6)	11 Practitioners @ 4/Prac	44 Cars
c. Swim School T7	40 Children @ 1/4 Child	10 Cars
Total		69 Cars
Provided		
On site		69 Cars
Total		69 Cars

DESIGN NOTE:
 Various elements of this layout require discussion with the City of Armadale.
 1. Vehicle cross overs
 2. Boundary setbacks.
 3. Landscaping
 4. Barrier treatment to residential sites

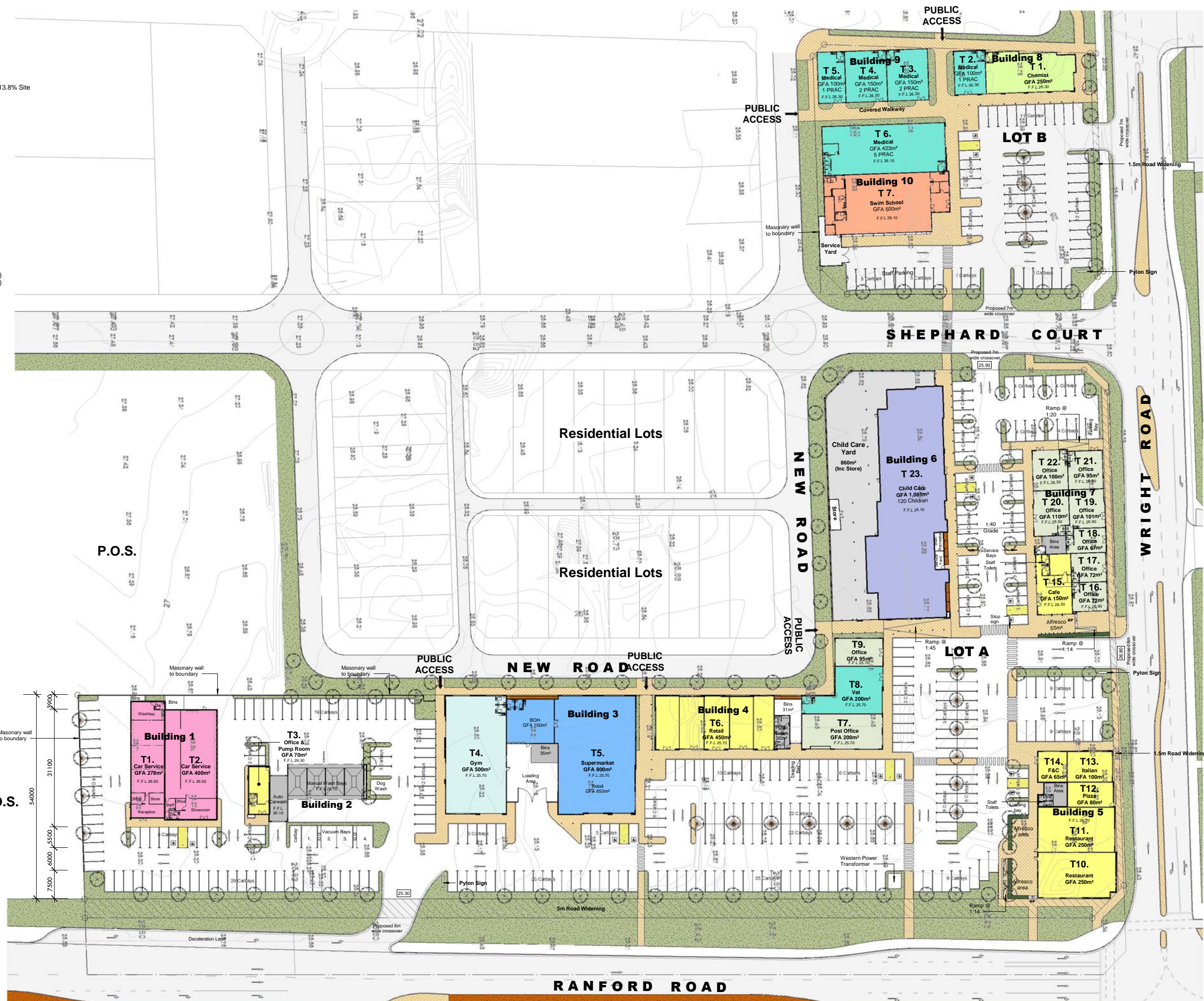
Landscaping
 A. Hard Landscaping
 Defined as paved walkways either open or covered.
 B. Soft Landscaping
 Defined as vegetative landscaping.

Gross Floor Area - GFA
 A. All Floor Areas on this plan are shown as GROSS FLOOR AREA.
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 B. Definition of Gross Floor Area is defined as:
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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.



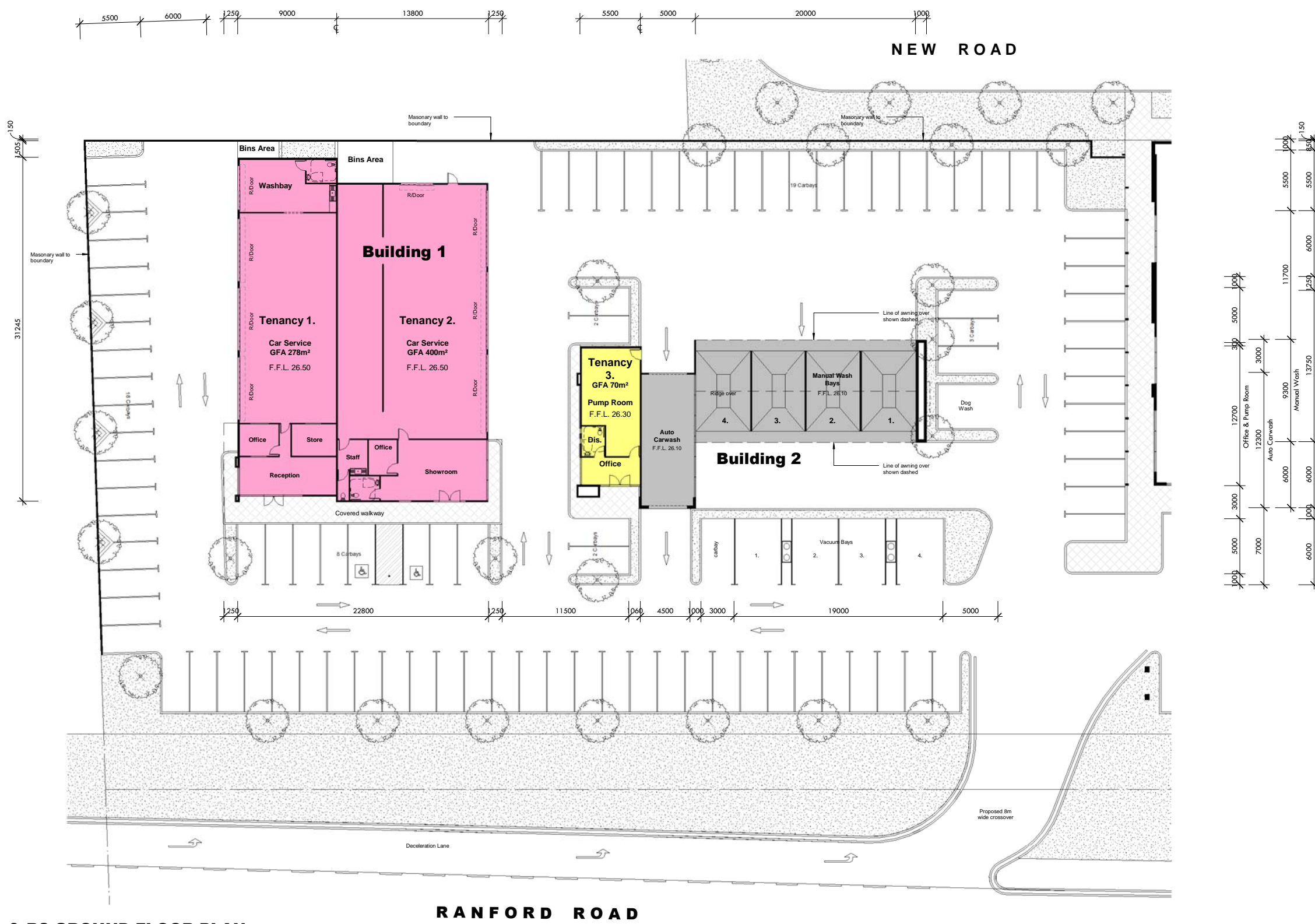
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B1 & B2 GROUND FLOOR PLAN
SCALE: 1 : 200

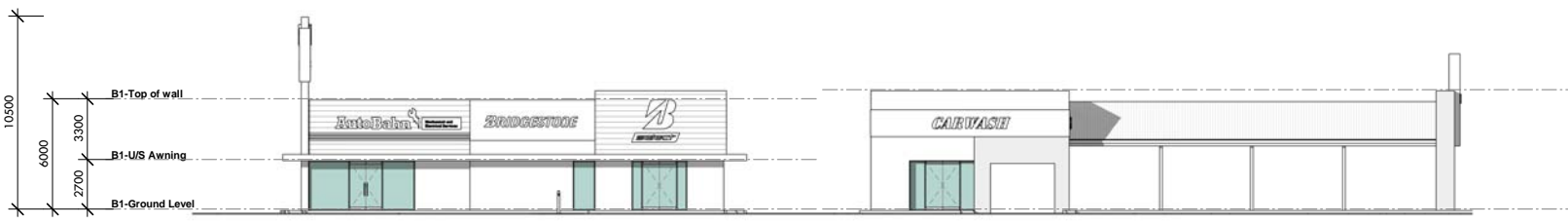
BUILDING 1 & 2

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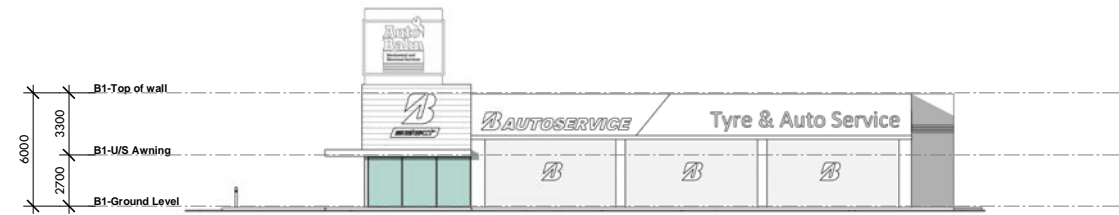
B1 & B2 - NORTH-EAST ELEVATION (RANFORD ROAD)

SCALE: 1 : 200



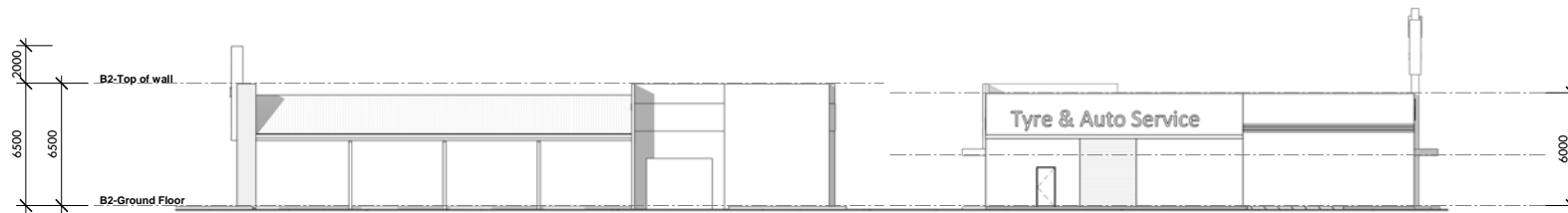
B1 - SOUTH-EAST ELEVATION

SCALE: 1 : 200



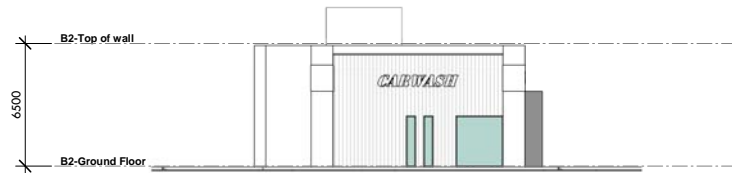
B1 - NORTH-WEST ELEVATION

SCALE: 1 : 200



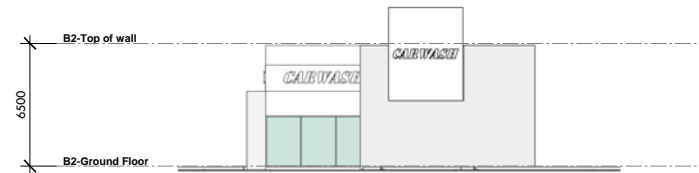
B1 & B2 - SOUTH-WEST ELEVATION (NEW ROAD)

SCALE: 1 : 200



B2 - SOUTH-EAST ELEVATION

SCALE: 1 : 200



B2 - NORTH-WEST ELEVATION

SCALE: 1 : 200

BUILDING 1 & 2

PROPOSED LOCAL CENTRE DEVELOPMENT - THE VILLAGE HARRISDALE
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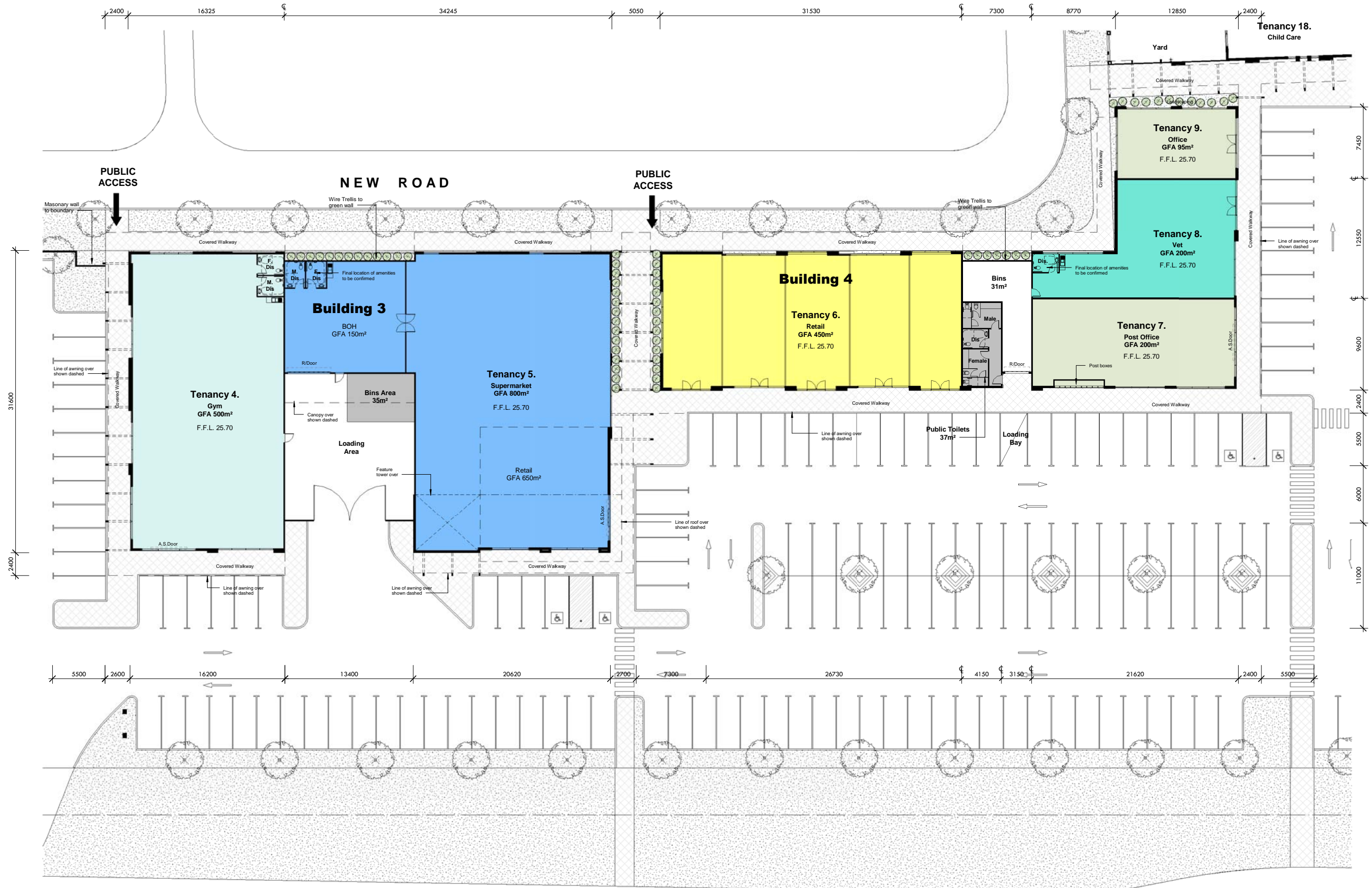
BUILDING 1 & 2

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B3 & B4 - GROUND FLOOR PLAN
SCALE: 1 : 200

BUILDING 3 & 4

RANFORD ROAD

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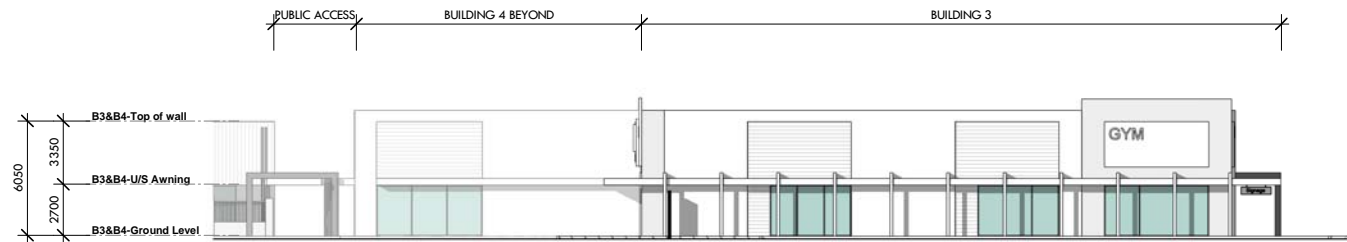
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B3 & B4 - NORTH-EAST ELEVATION (RANFORD ROAD)
SCALE: 1 : 200



B3 & B4 - SOUTH-EAST ELEVATION
SCALE: 1 : 200



B3 & B4 - SOUTH-WEST ELEVATION (NEW ROAD)
SCALE: 1 : 200



B3 & B4 - NORTH-WEST ELEVATION
SCALE: 1 : 200

BUILDING 3 & 4

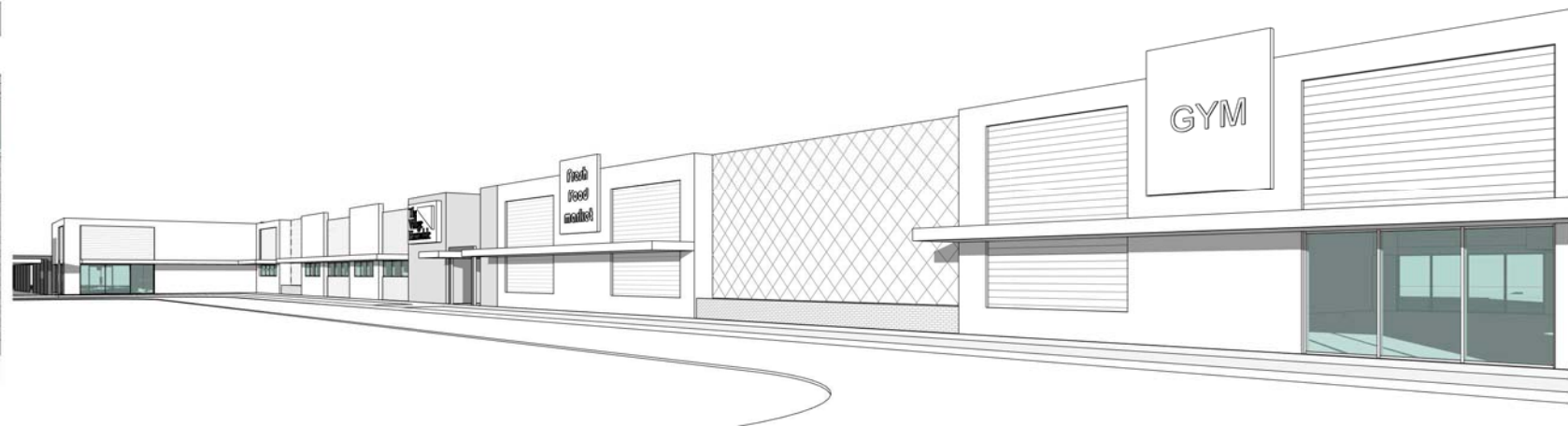
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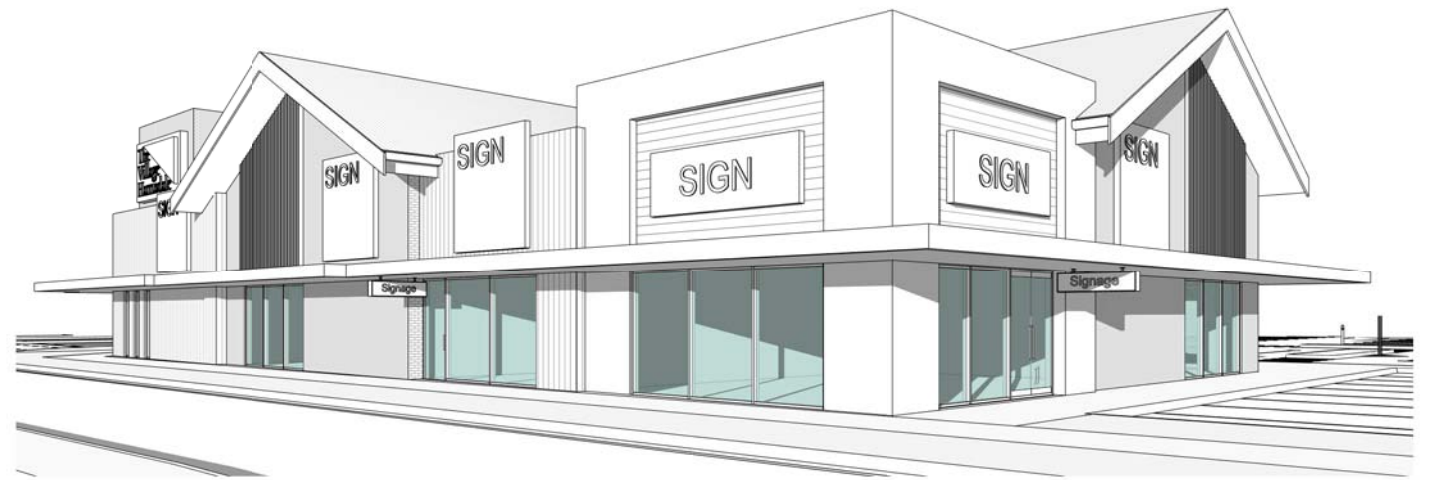
BUILDING 3 & 4

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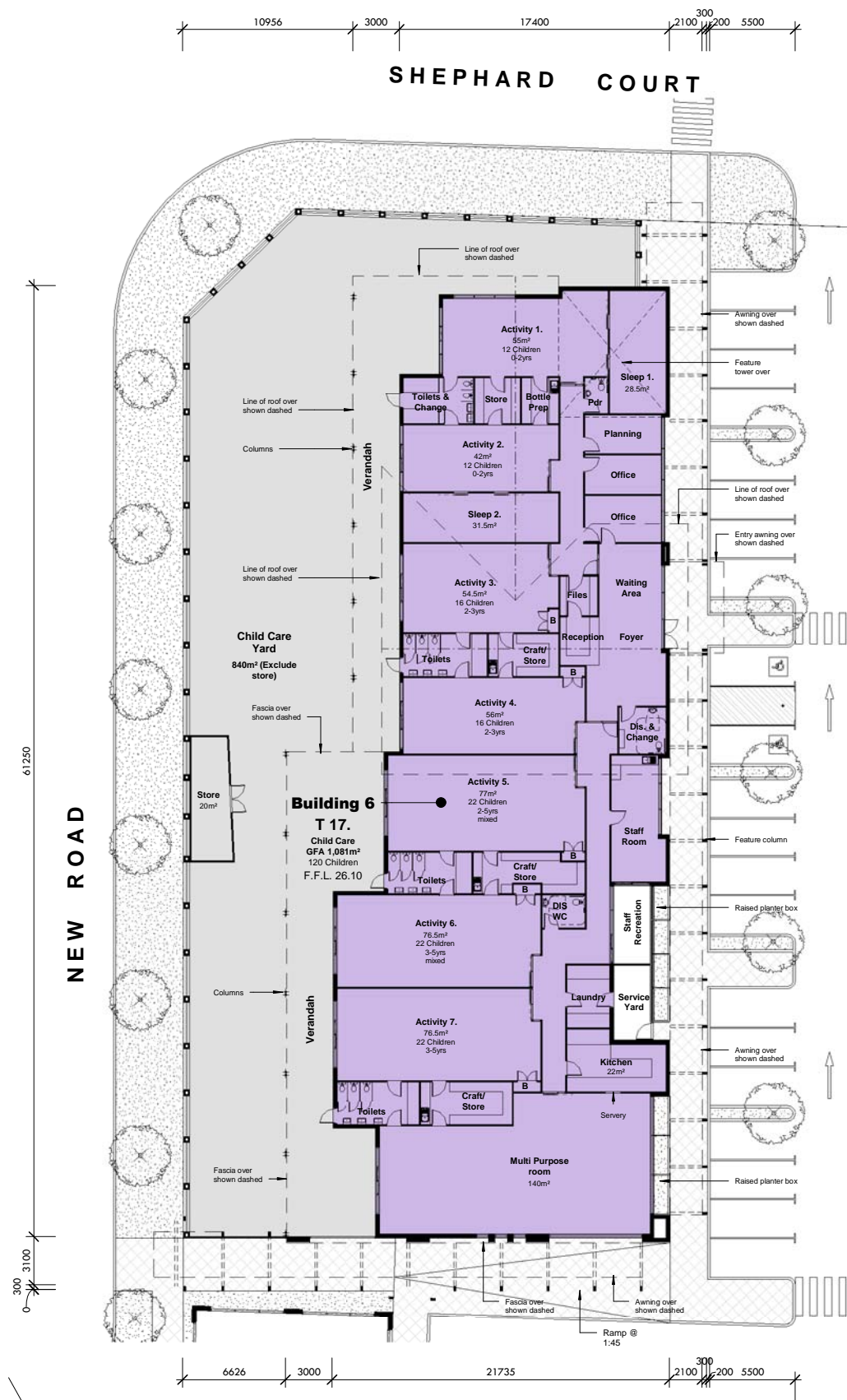
BUILDING 5

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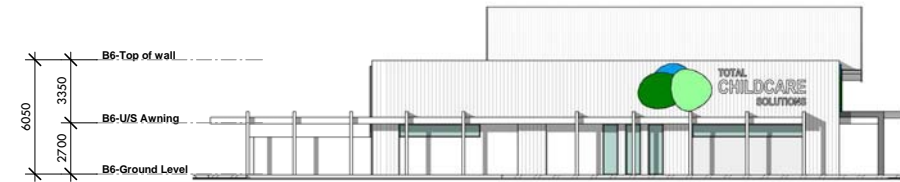
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BUILDING 6 - GROUND FLOOR PLAN
SCALE: 1 : 200



B6 - NORTH-WEST ELEVATION
SCALE: 1 : 200



B6 - NORTH-EAST ELEVATION
SCALE: 1 : 200



B6 - SOUTH-EAST ELEVATION (NEW ROAD)
SCALE: 1 : 200



B6 - SOUTH-WEST ELEVATION (SHEPHARD COURT)
SCALE: 1 : 200

BUILDING 6

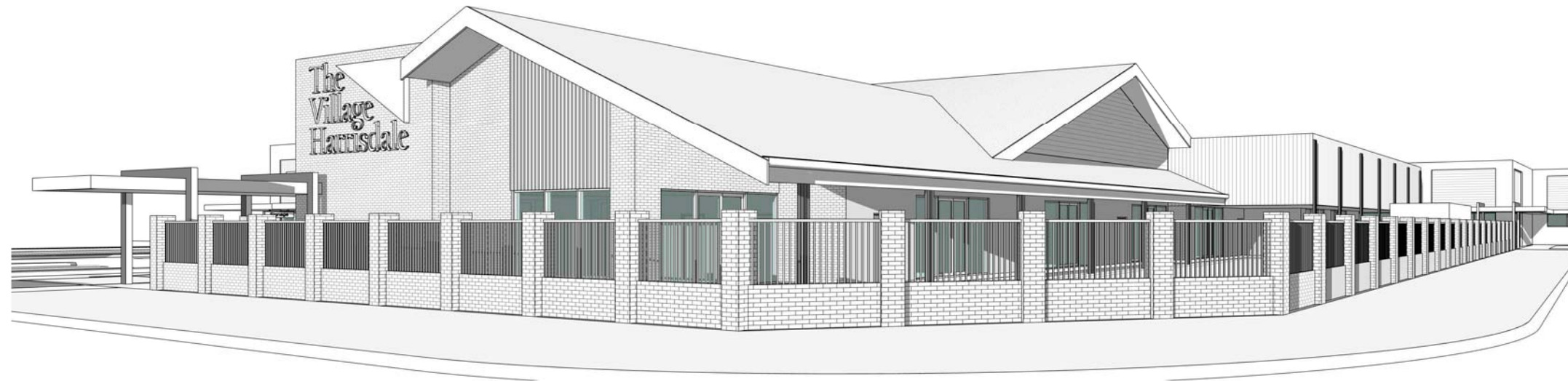
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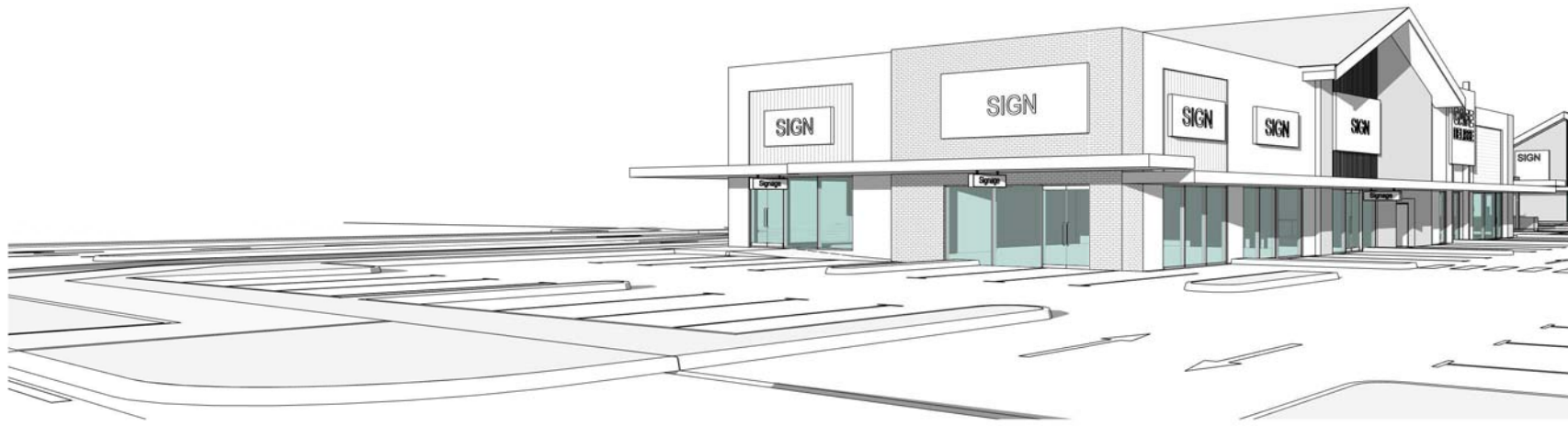
BUILDING 6

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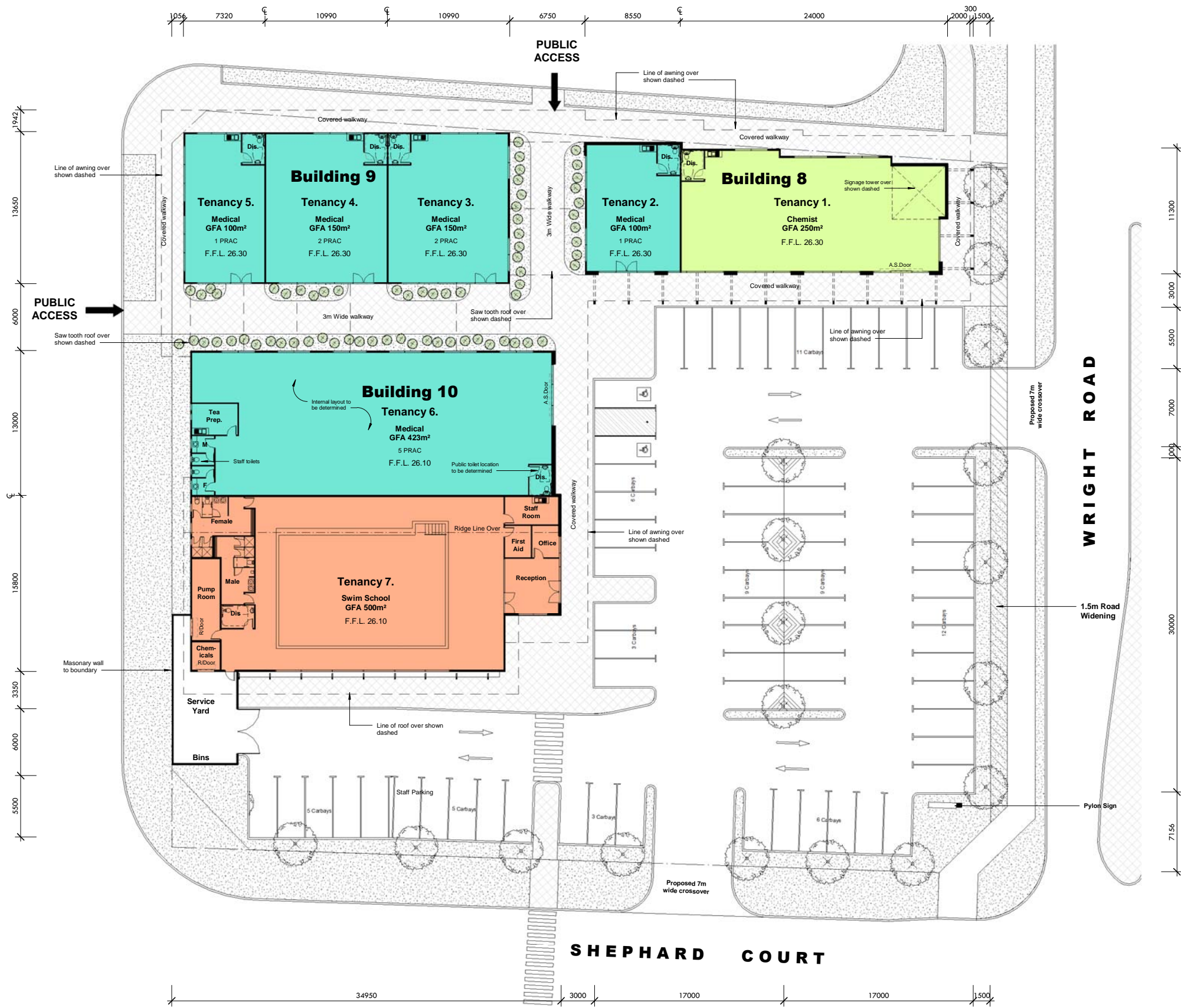
BUILDING 7

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BUILDING 8&9 - GROUND FLOOR PLAN
SCALE: 1:200

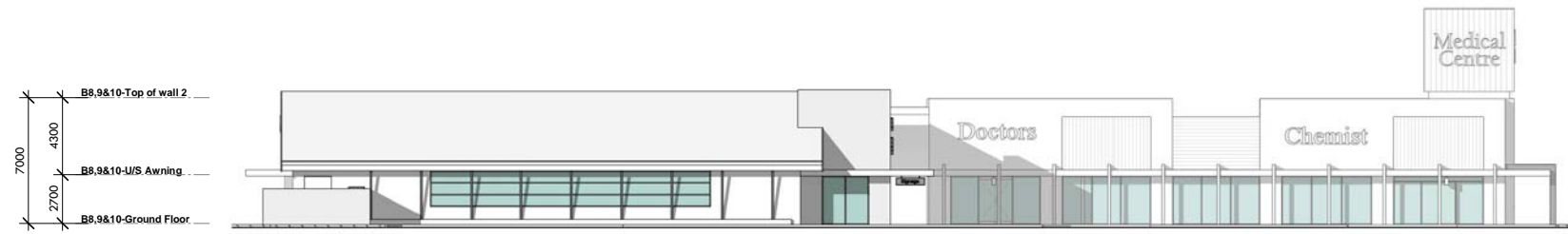
BUILDING 8,9 & 10

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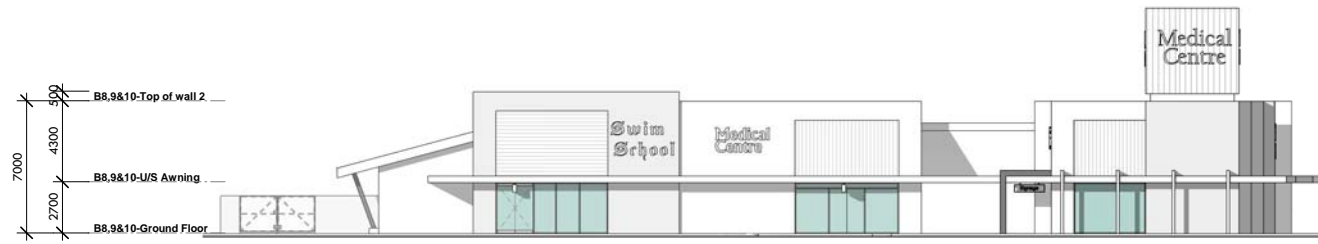
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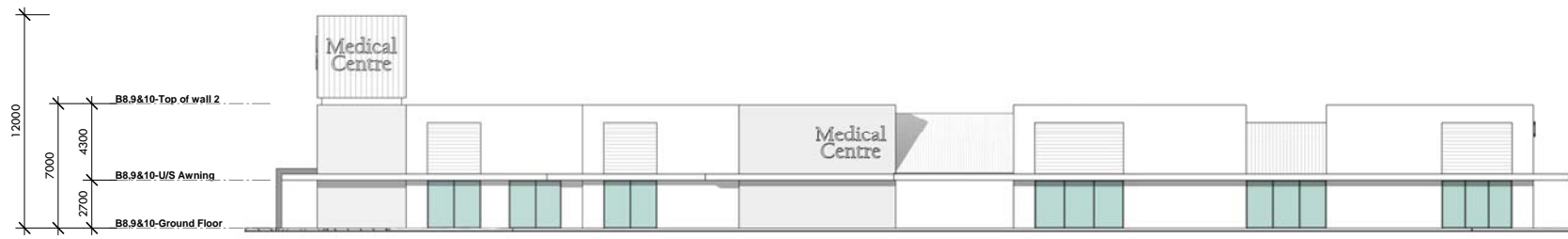
B8,9&10 - NORTH-EAST ELEVATION

SCALE: 1 : 200



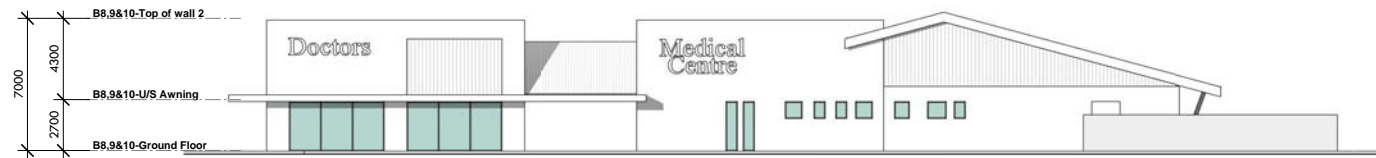
B8,9&10 - NORTH-WEST ELEVATION

SCALE: 1 : 200



B8,9&10 - SOUTH-WEST ELEVATION

SCALE: 1 : 200



B8,9&10 - SOUTH-EAST ELEVATION

SCALE: 1 : 200

BUILDING 8,9 & 10

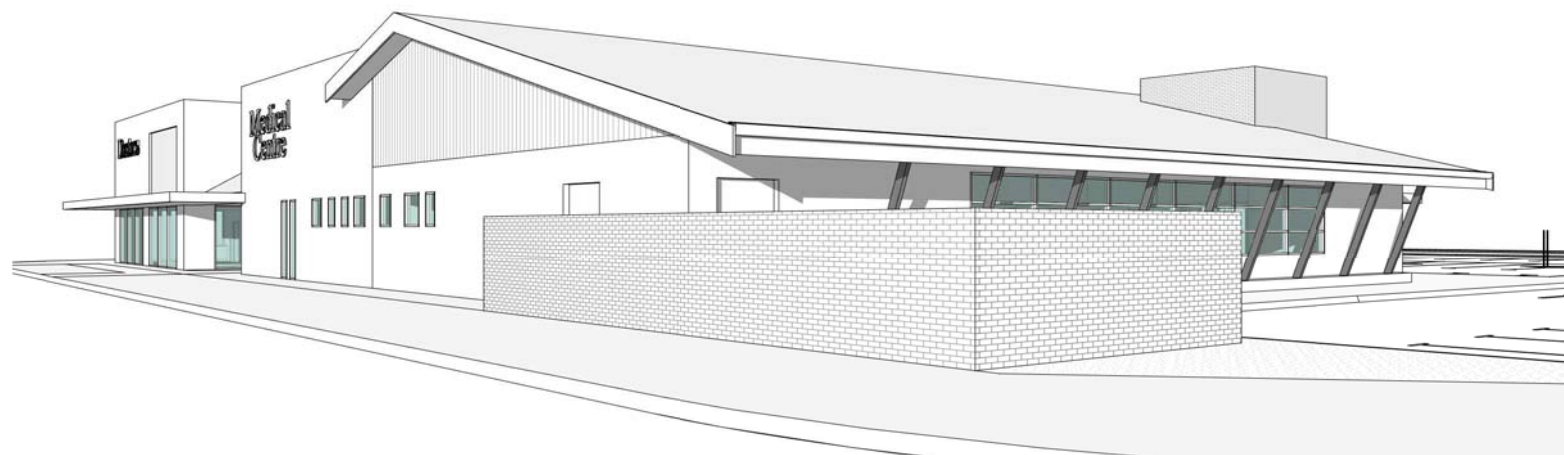
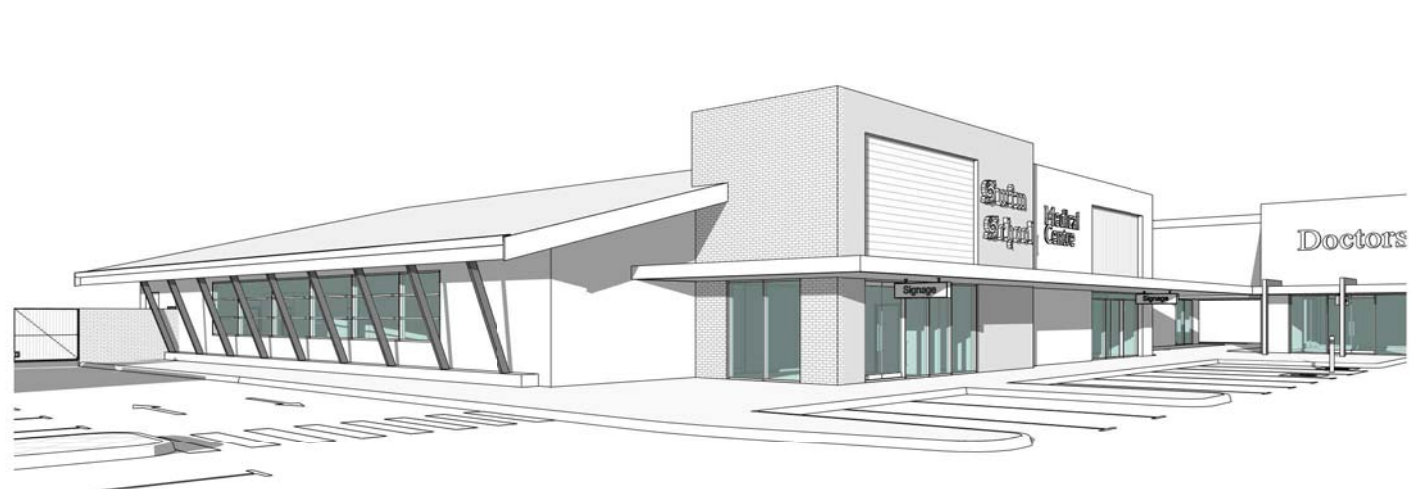
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BUILDING 8,9 & 10

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 **CAMERA LOCATIONS**
SCALE: 1 : 600

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VIEW 1

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VIEW 2

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VIEW 3

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VIEW 5



VIEW 6

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VIEW 7

PROPOSED LOCAL CENTRE DEVELOPMENT - THE VILLAGE HARRISDALE
LOCATION: LOT 100 SHEPHARD COURT, HARRISDALE
FOR: PANTHERA HOLDINGS BY: VEND PROPERTY

SK030
APRIL 2019
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VIEW 8