LOT A

1. Site Area		21,055.4m²
2. Landscaping		
a. Required 5% of Site		1,053m²
b. Provided		
Hard		1,812.0m²
Soft		1,097.0m²
Total		2,909.0m² or 13.8% Site
3. Floor Area		
a. Car Service (T1 & T2)		682m²
b. Car Wash (T3)		44m²
c. Gym (T4)		500m²
d. Post Office (T7)		200m²
e. Office (T9, T16-T22)		712m²
f. Retail (T5, T6)		1,100m²
g. B.O.H (T5)		150m²
h. Restaurant & Cafe (T11-T12 & T16)		650m²
i. Food Tenancies (T13 - T15)		245m²
j. Vet (T8)		250m²
k. Child Care Building (T23)		1,081m²
l. Child Care Yard		860m²
Total		6,424m²
4. Carparking		
Required		
a. Car Service (T1 & T2)	12 Bays @ 5 / Bay	60 Cars
b. Gym (T4)	500m² @ 1/10m² x 50% Recip.	25 Cars
c. Post Office (T8)	200m² @ 3/100m² NLA	6 Cars
d. Office (T7, T16-T22)	712m² @ 3/100m² NLA	21.4 Cars
e. Retail (T5, T6)	1,100m² @ 6/100m²	66 Cars
f. B.O.H (T5)	150m² @ 6/100m²	9 cars
g. Restaurant & Cafe (T11-T12 & T16)	400m² @ 1/5m²	80 Cars (TBC)
h. Food Tenancies (T13 - T15)		30 Cars (TBC)
i. Vet (T8)	2 Pract & 40 Animals	12 Cars
j. Child Care Building (T23)	1/8 Children & 1/1 Staff	15 Cars
		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 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.

LOT B

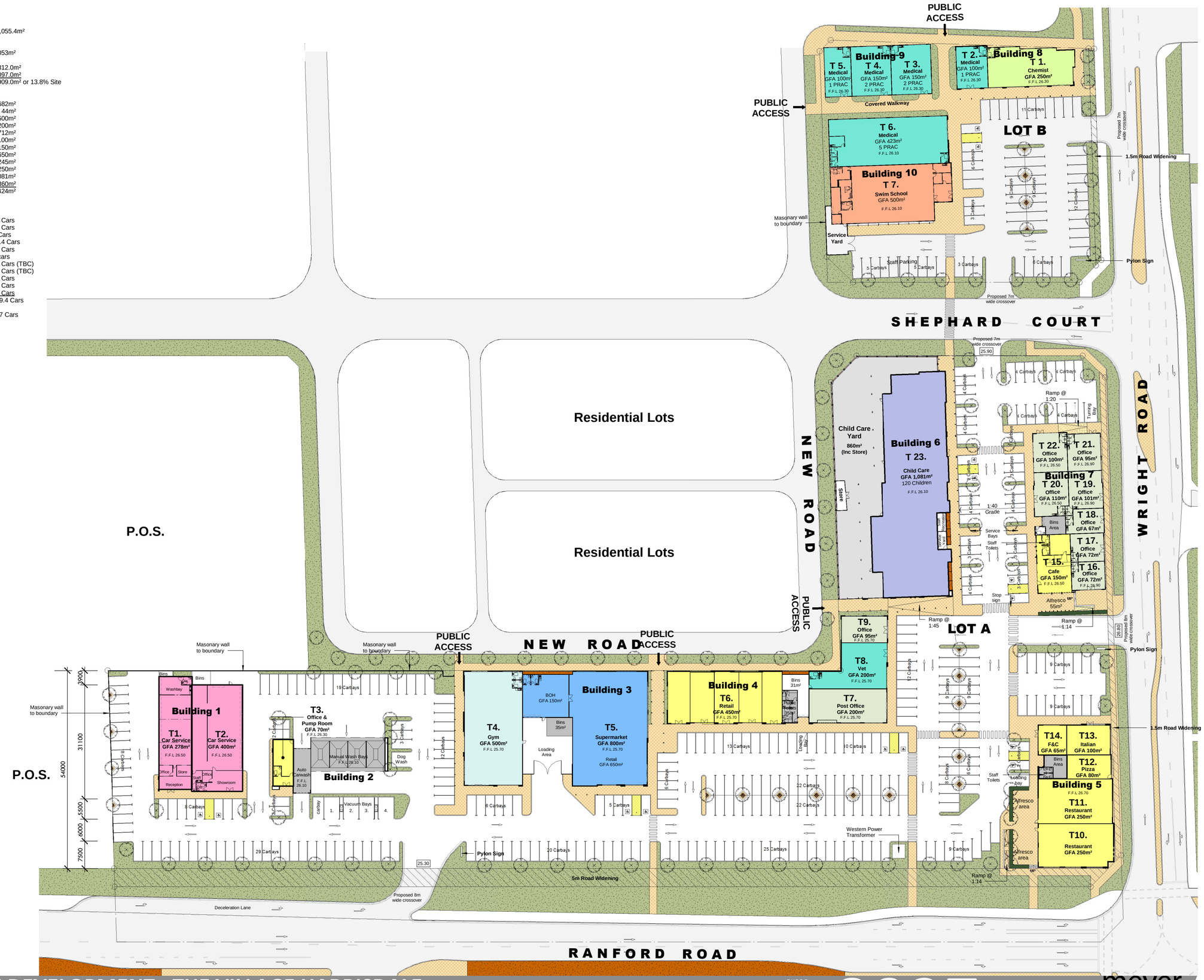
1. Zoning : Local Centre		
2. Site Area		4,829m²
3. Landscaping		
a. Required 5% of Site		241.45m²
b. Provided		
Hard		526.0m²
Soft		438.0m²
Total		964.0m² or 20% of Site
4. Floor Area		
a. Chemist T1		250.0m²
b. Medical T2-T6		923.0m²
c. Swim School T7 (inc. pump & chemical rooms)		500.0m²
Total		1,673.0m²
5. Carparking		
Required		
a. Chemist (T1)	250m² @ 6/100m²	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.
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.


PUBLIC ACCESS
Building 9
T 5. Medical GFA 100m² 1 PRAC F.F.L 26.30
T 4. Medical GFA 150m² 2 PRAC F.F.L 26.30
T 3. Medical GFA 150m² 2 PRAC F.F.L 26.30
T 2. Medical GFA 100m² 1 PRAC F.F.L 26.30
Building 8
T 1. Chemist GFA 250m² F.F.L 26.30
Covered Walkway
T 6. Medical GFA 423m² 5 PRAC F.F.L 26.10
Building 10
T 7. Swim School GFA 500m² F.F.L 26.10
LOT B
11 Carbays
1.5m Road Widening
Pylon Sign
Masonary wall to boundary
Service Yard
Staff Parking
Proposed 7m wide crossover
SHEPHARD COURT
Residential Lots
Residential Lots
NEW ROAD
WRIGHT ROAD
P.O.S.
Child Care Yard 860m² (Inc Store)
Building 6
T 23. Child Care GFA 1,081m² 120 Children F.F.L 26.10
Store
Ramp @ 1:20
T 22. Office GFA 100m² F.F.L 26.50
T 21. Office GFA 95m² F.F.L 26.90
Building 7
T 20. Office GFA 110m² F.F.L 26.50
T 19. Office GFA 101m² F.F.L 26.90
T 18. Office GFA 67m²
T 17. Office GFA 72m²
T 15. Cafe GFA 150m² F.F.L 26.50
T 16. Office GFA 72m² F.F.L 26.90
Alfresco 55m²
1:40 Grade
Service Bays
Staff Toilets
Stop sign
T9. Office GFA 95m² F.F.L 25.70
T8. Vet GFA 200m² F.F.L 25.70
T7. Post Office GFA 200m² F.F.L 25.70
Ramp @ 1:45
LOT A
Ramp @ 1:14
Pylon Sign
1.5m Road Widening
T14. F&C GFA 65m²
T13. Italian GFA 100m²
T12. Pizza GFA 80m²
Building 5
T11. Restaurant GFA 250m²
T10. Restaurant GFA 250m²
Alfresco area
Loading bay
Western Power Transformer
Building 1
T1. Car Service GFA 278m² F.F.L 26.50
T2. Car Service GFA 400m² F.F.L 26.50
Washbay
Reception
Showroom
Building 2
T3. Office & Pump Room GFA 70m² F.F.L 25.30
Manual Wash Bays F.F.L 26.10
Auto Carwash F.F.L 26.10
Dog Wash
Vacuum Bays
T4. Gym GFA 500m² F.F.L 25.70
BOH GFA 150m²
Building 3
T5. Supermarket GFA 800m² F.F.L 25.70
Retail GFA 650m²
Loading Area
Building 4
T6. Retail GFA 450m² F.F.L 25.70
Bins 31m²
Bins 35m²
Bins 35m²
Bins 35