

LOT B

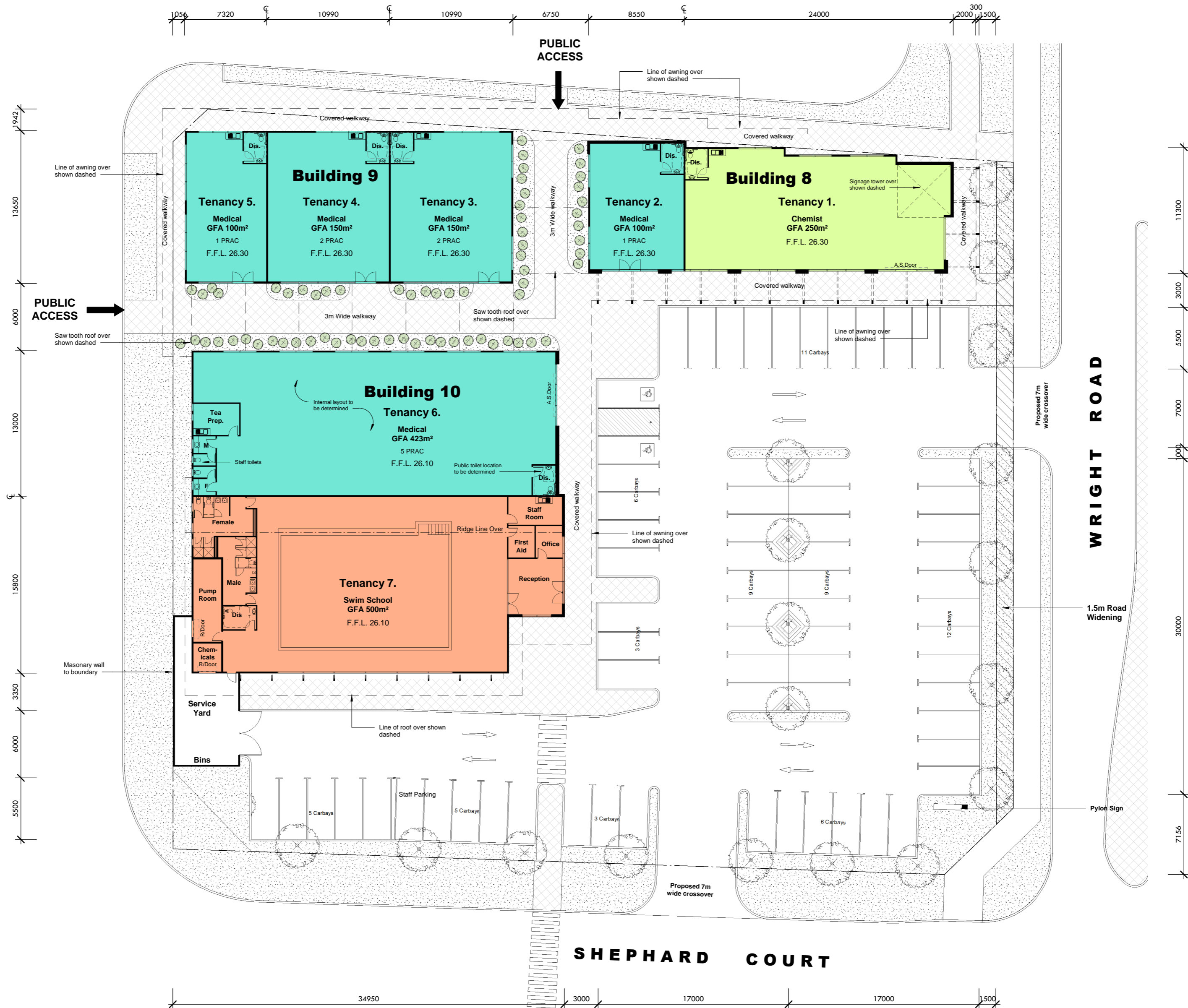
1. Zoning :	Local Centre	
2. Site Area		4,829m ²
3. Landscaping		
a. Required 5% of Site		241.45m ²
b. Provided		
Hard		526.0m ²
Soft		438.0m ²
Total		964.0m ² or 20% of Site
4. Floor Area		
a. Chemist T1		250.0m ²
b. Medical T2-T6		923.0m ²
c. Swim School T7 (inc. pump & chemical rooms)		500.0m ²
Total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



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

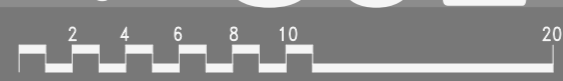
BUILDING 8,9 & 10

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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 As indicated @ A1

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