



Site Criteria

1. Site Area		18,625m²
a. Site Area		
2. Landscaping		1,863m²
a. Required 10% of Site Area		
b. Provided		
Soft	1,683m ² (9.0%)	
Hard	1,082m ² (5.8%)	
Total	2,765m² (14.8%)	
3. Floor Area		260m²
a. Tenancy 1 - Convenience Store		
b. Tenancy 2 - 11 Showrooms		6,955m²
Total	7,215m²	
4. Carparking		
i. Cars Required		
a. Tenancy 1 - Convenience Store		
260m ² @ 6/100m ²		15.6 Cars
b. Tenancy 2 - 11 Showrooms		
6,955m ² @ 2.5/100m ²		173.8 Cars
Total Car required		189.4 Cars
ii. Cars Provided		194 Cars
iii. Motorcycle		12 Bays
iv. Bicycle		15 Bays

Carparking Note:
 Carparking calculations based on the adopted Sinclair Knight Hertz 2 carparking analysis

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.

SITE PLAN
 SCALE: 1 : 500

PROPOSED LARGE FORMAT RETAIL DEVELOPMENT & CONVENIENCE STORE / FUEL STATION
 LOCATION: LOTS 180 - 184 THE PROMENADE, ELLENBROOK
 FOR: PRIMEWEST BY: VEND PROPERTY

SK028
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 As indicated @ B1

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