



**SITE PLAN**  
SCALE: 1 : 500

**LOTS AMALGAMATION:**  
LOT 803, LOT 1 AND PT LOT 802 to be amalgamated

**SITE CRITERIA**

1. Site Area	34,835m <sup>2</sup>
2. Landscaping	1,741m <sup>2</sup>
a. Required 5% of site	
b. Provided	1,600m <sup>2</sup>
i. Soft	250m <sup>2</sup>
ii. Hard	1,350m <sup>2</sup>
Total	1,600m <sup>2</sup>
(All Street verges to be landscaped and reticulated)	4,137m <sup>2</sup> or 11.9% of Site
3. Floor Area	7,822m <sup>2</sup>
a. Showrooms	2,300m <sup>2</sup>
b. Gym	700m <sup>2</sup>
c. Medical	250m <sup>2</sup>
d. Chemist	400m <sup>2</sup>
e. Cafe / Retail	400m <sup>2</sup>
f. Office	250m <sup>2</sup>
g. Liquor Store	280m <sup>2</sup>
Showroom	280m <sup>2</sup>
Drive Thru	160m <sup>2</sup>
Total	460m <sup>2</sup>
h. Convenience Store	240m <sup>2</sup>
i. Tavern	1,100m <sup>2</sup>
Total	13,522m <sup>2</sup>
4. Carparking	
a. Required	
i. Showrooms/Warehouse	7,822m <sup>2</sup> @ 1/50m <sup>2</sup> = 157 Cars
ii. Gym	Machines 110 No. @ 1/3 = 37
Active Floor Space	500m <sup>2</sup> @ 1/20 = 25
Staff 14 No. @ 1/Staff = 14	
Gym Total	= 76
x50% reciprocal	38.0 Cars
iii. Chemist	250m <sup>2</sup> @ 1/15m <sup>2</sup> = 16.7 Cars
iv. Medical	10 @ 5 Per Practitioner = 50.0 Cars
v. Cafe / Retail	400m <sup>2</sup> @ 1/15m <sup>2</sup> = 26.7 Cars
vi. Office	250m <sup>2</sup> @ 1/15m <sup>2</sup> = 16.7 Cars
vii. Liquor Store	280m <sup>2</sup> S/R @ 1/15m <sup>2</sup> = 18.7 Cars
viii. Convenience Store	240m <sup>2</sup> @ 1/15m <sup>2</sup> = 16.0 Cars
ix. Tavern	650m <sup>2</sup> @ 1/2m <sup>2</sup> (drinking area) x50% reciprocal = 162.5 Cars
Total	502.3 Cars
b. Provided	
i. On Site	489 Cars
ii. Kemp Road Parking	11 Cars
iii. Liquor Store Drive Thru	3 Cars
Total	509 Cars

**NOTE:**  
1. CARPARKING FOR GYM STILL NEEDS CALCULATING TO CITY OF COCKBURN REQUIREMENTS  
2. CARPARKING FOR TAVERN STILL NEEDS CALCULATING WITH TENANT. DRINKING AREA STILL UNDEFINED

**PROPOSED LARGE FORMAT RETAIL & RECREATION DEVELOPMENT**  
LOCATION: LOTS 803, 1, PT 802, 4308 & 7, CNR BEELIAR DR, KEMP RD & YANJEBUP RD, SUCCESS FOR: ECA (BEELIAR) PTY LTD ATF THE ECA BEELIAR FUND BY: VEND PROPERTY

SK014  
DEC 2020  
A015  
As indicated @ B1

**8505** **shircore** **55** YEARS  
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