



SITE CRITERIA LOT 500
(Subject of this planning application)

1. Zoning:		
2. Land Use:		Commercial
3. Site Area:		12,448.0m²
4. Landscaping		
a. Landscaping required:		no requirement
b. Landscaping provided:		
i) Soft		891m²
ii) Hard		1,016m²
Total:		1,907m²
c. Tree required:	140 carbays @ 1/4m²	31
d. Tree provided:		26
5. Proposed Floor Area		
a. Fast Food		190m² GFA
b. Showroom		1,000m² GFA
c. Childcare		
(i) Childcare Centre		748m² GFA
(ii) Childcare Yard and Store		720m² GFA
d. Showroom		2,000m² GFA
Total GFA:		4,658m² GFA
6. Carparking		
a. Cars required:		Carbays
i) Fast Food	50 Seats @ 1/4 Seats	12.5
ii) Showroom	1,000m² @ 1/50m²	20
iii) Childcare	100 Children @ 1/10	10
iv) Showroom	16 Staff @ 1/Staff	16
Total :	2,000m² @ 1/50	98.5 carbays
b. Cars provided:		
i) Carpark		129Cars
ii) Fast Food Stack		10 Cars
iii) Cross-eased Lot 322 Carbays		12 Cars
Total :		151 Cars
7. Bicycle parking		
Total bicycle parking bay provided: 8 racks		

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.

COMPOSITE SITE PLAN
SCALE: 1 : 500

PROPOSED MINOR MODIFICATIONS TO APPROVED COM. DEVELOPMENT
LOCATION: LOCATION : LOT 500, CNR RANFORD & CAMPBELL ROAD, CANNING VALE
FOR: BY : Vend Property FOR : TALGP PROJECTS