



**SITE CRITERIA**

1. Zoning	Centre Zone
	Riverside Commercial Precinct
2. Site Area	2,438m²
3. Landscaping	n/a
a. Required	n/a
b. Provided	n/a
Soft	n/a
Hard	n/a
<b>Total</b>	<b>n/a</b>
4. Floor Area (GFA)	
a. Tenancy 1 - Chemist Warehouse	550m²
b. Tenancy 2 - Rebel Sports	1,500m²
c. Tenancy 3 - Supermarket	3,241m²
d. Tenancy 4 - Supermarket	2,529m²
e. Tenancy 5 - Showroom/Warehouse	925m²
<b>Total</b>	<b>8,745m²</b>
5. Carparking	
i. Cars Required	
a. Tenancy 1	550m² @ 4/100 = 22.0 Cars
b. Tenancy 2	1,500m² @ 2/100 = 30.0 Cars
c. Tenancy 3	3,241m² @ 4/100 = 129.6 Cars
d. Tenancy 4	2,529m² @ 4/100 = 101.2 Cars
e. Tenancy 5	925m² @ 2/100 = 18.5 Cars
<b>Total Car required</b>	<b>301.3 Cars</b>
ii. Cars Provided	
a. On grade	314 Cars
<b>Total Car provided</b>	<b>314 Cars</b>

**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: 1:400

**PROPOSED COMMERCIAL DEVELOPMENT**  
 LOCATION: LOT 42, 43 & 802 (HN1345) ALBANY HIGHWAY, CANNINGTON  
 FOR: COXON GROUP

SK006  
 DEC 2019  
 3  
 As indicated @ B1

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