

SITE CRITERIA FUTURE LOT A

1. Zoning:		Commercial
2. Land Use:		2,751.0m ²
3. Site Area:		2,751.0m ²
4. Landscaping:		no requirement
a. Landscaping required:		223.0m ²
b. Landscaping provided:		27.1m ²
i) Soft		27.1m ²
ii) Hard		0.0m ²
Total:		27.1m ²
c. Tree required:	28 carbays @ 1/4m ²	7
d. Tree provided:		7
5. Proposed Floor Area:		
a. T19	Convenience Store	190m ²
Total GFA:		190m ² or 6.9% of Site
6. Carparking:		
a. Cars required:		
i) Convenience Store	190m ² GFA @ 1/15m ²	13 carbays
b. Total Lot A carbays provided:		16 carbays (exclusive to Lot A)

SITE CRITERIA FUTURE LOT B

1. Zoning:		Commercial
2. Land Use:		12,450.0m ²
3. Site Area:		12,450.0m ²
4. Landscaping:		no requirement
a. Landscaping required:		924.0m ²
b. Landscaping provided:		570.2m ²
i) Soft		570.2m ²
ii) Hard		194.2m ²
Total:		194.2m ²
c. Tree required:	199 carbays @ 1/4m ²	50
d. Tree provided:		50
5. Proposed Floor Area:		
a. T1 - T10	Retail, Food & Office:	1,030m ²
b. T11 - T13	Medical Centre:	1,095m ²
c. T14 - 15	Showroom	725m ²
d. T16	Gym	800m ²
e. T17	Fast Food	300m ²
Total GFA:		3,951m ² or 31.7% of Site
6. Carparking:		
a. Cars required:		
i) Retail		
a. Tenancy 1	Cafe 103.5m ²	15 carbays
b. Tenancy 2	Office 103.5m ² @ 1/4m ²	4 carbays
c. Tenancy 3-4 & 6-10	Retail 694.7m ² @ 1/15m ²	47 carbays
d. Tenancy 5	Staff @ 72.5m ²	9 carbays
	Seating Area 36m ² @ 1/4m ²	4 carbays
	Plus 4 1/2 Staff for T1 + T5	
ii) Medical Centre	12 Pract. @ 4/Pract.	48 carbays
iii) Gym	600 Active Area @ 1/20m ²	15 carbays
	30 car x 50% Reciprocal parking	6 carbays
iv) Showrooms	726m ² GFA @ 1/50m ²	15 carbays
v) Fast Food	72 Seats @ 1/4 Seats	18 carbays
7. Bicycle parking d/		181 carbays
Total bicycle parking bay provided:	6 racks	12 bays

COMPOSITE CARPARKING

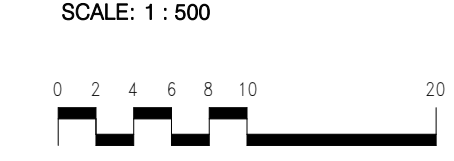
a. Lot A required/provided:		13 carbays
i) Required		16 carbays (exclusive to Lot A)
ii) Provided		
b. Lot B required/provided:		199 carbays
i) Required		213 carbays (Lot A: 12 carbays, Lot B 201 carbays)
ii) Provided		+ 10 Drive Thru Stacking
c. Easements:		223 carbays
	* Carparking and accessway easements on proposed Lot A	

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 internal or tenancy dividing walls.
B. This area is inclusive of toilets if the toilets are exclusive to the Tenancy.

COMPOSITE SITE PLAN - BEFORE ROAD WIDENING



PROPOSED MULTI-USE COMMERCIAL DEVELOPMENT

LOCATION : LOT 1008, CAMPBELL ROAD, CANNING VALE

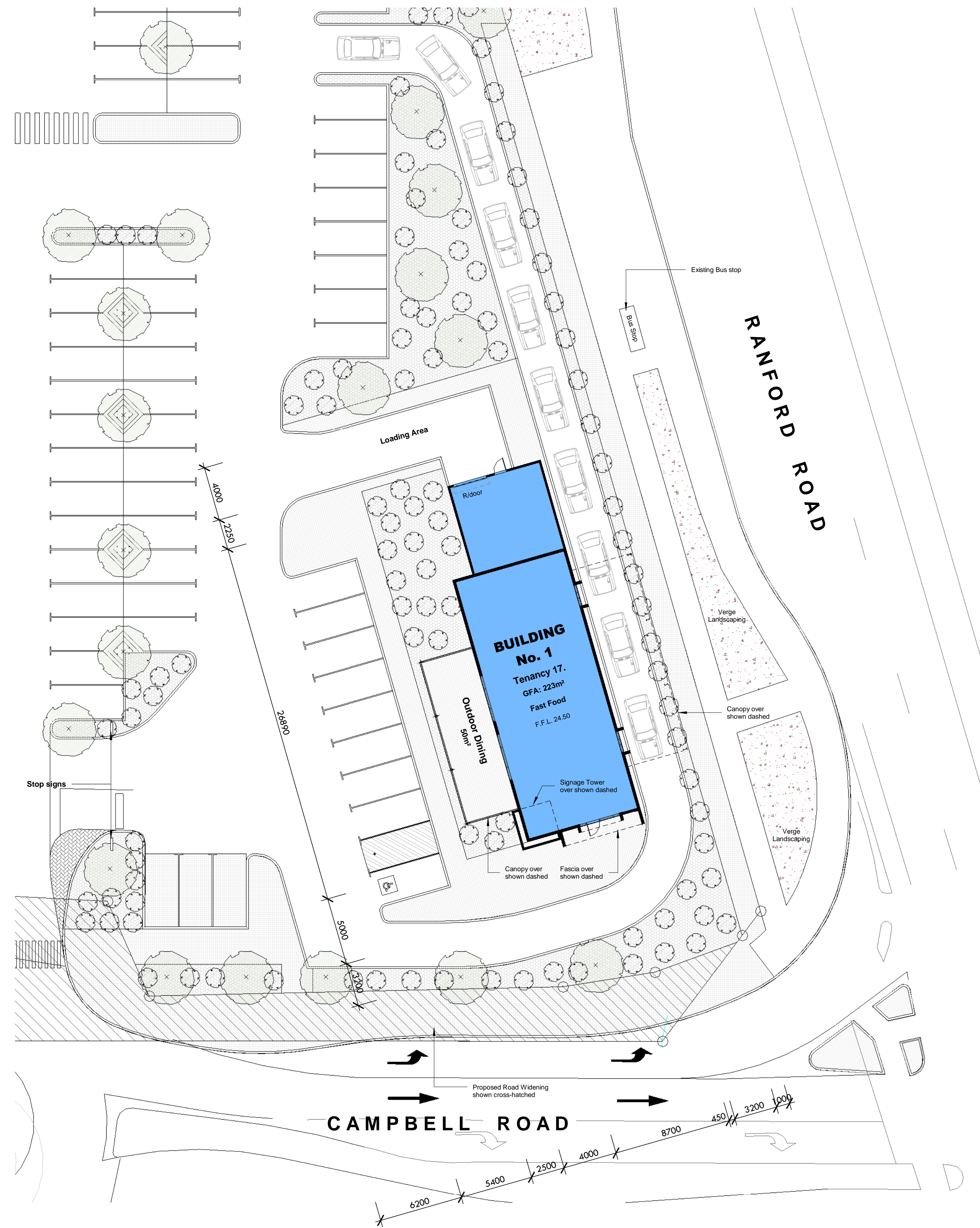
BY : Vend Property FOR : TALGP PROJECTS

PROJECT No 8498
SKETCH No SK001
SHEET No A008
SCALE As indicated @ B1
DATE SEP 2019



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BUILDING No. 1



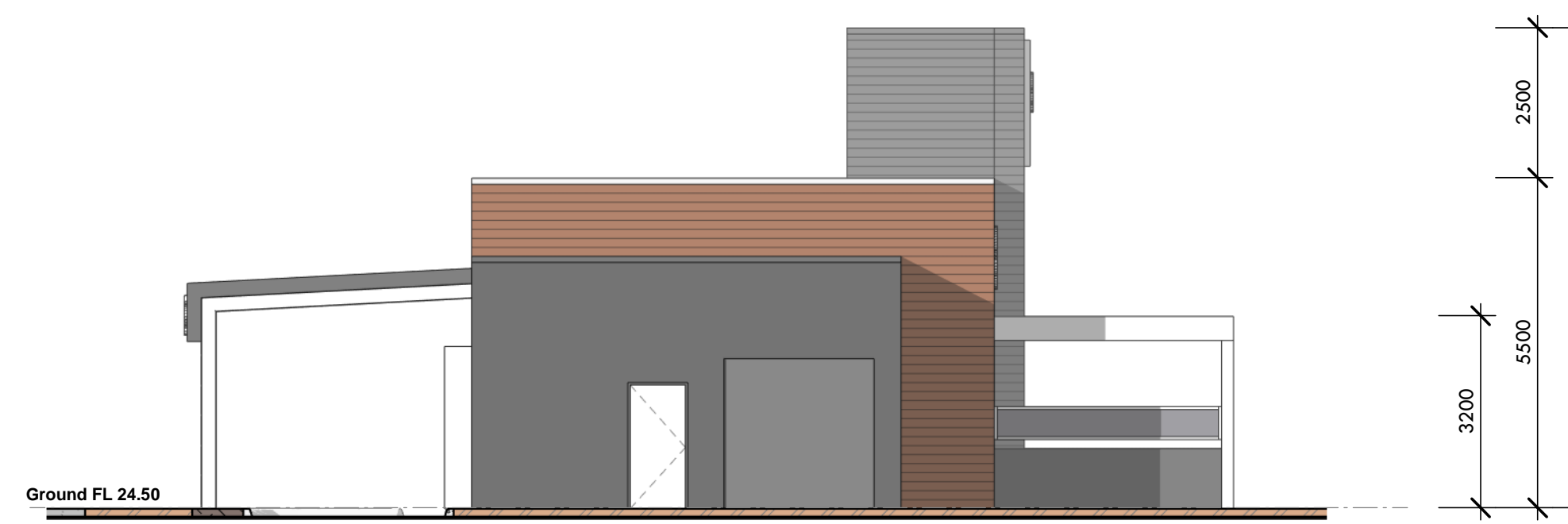
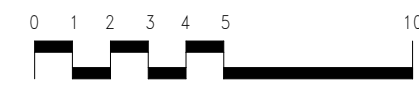
BUILDING No. 1 GROUND FLOOR PLAN

SCALE: 1 : 200
0 1 2 3 4 5 10



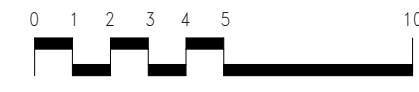
BUILDING 1 - NORTH EAST ELEVATION (RANFORD ROAD)

SCALE: 1 : 100



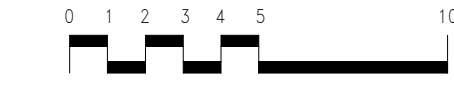
BUILDING 1 - NORTH WEST ELEVATION

SCALE: 1 : 100



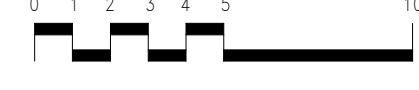
BUILDING 1 - SOUTH WEST ELEVATION

SCALE: 1 : 100



BUILDING 1 - SOUTH EAST ELEVATION (CAMPBELL ROAD)

SCALE: 1 : 100



PROPOSED MULTI-USE COMMERCIAL DEVELOPMENT

LOCATION : LOT 1008, CAMPBELL ROAD, CANNING VALE

BY : Vend Property FOR : TALGP PROJECTS

PROJECT No 8498
SKETCH No SK001
SHEET No A013
SCALE As indicated @ B1
DATE SEP 2019

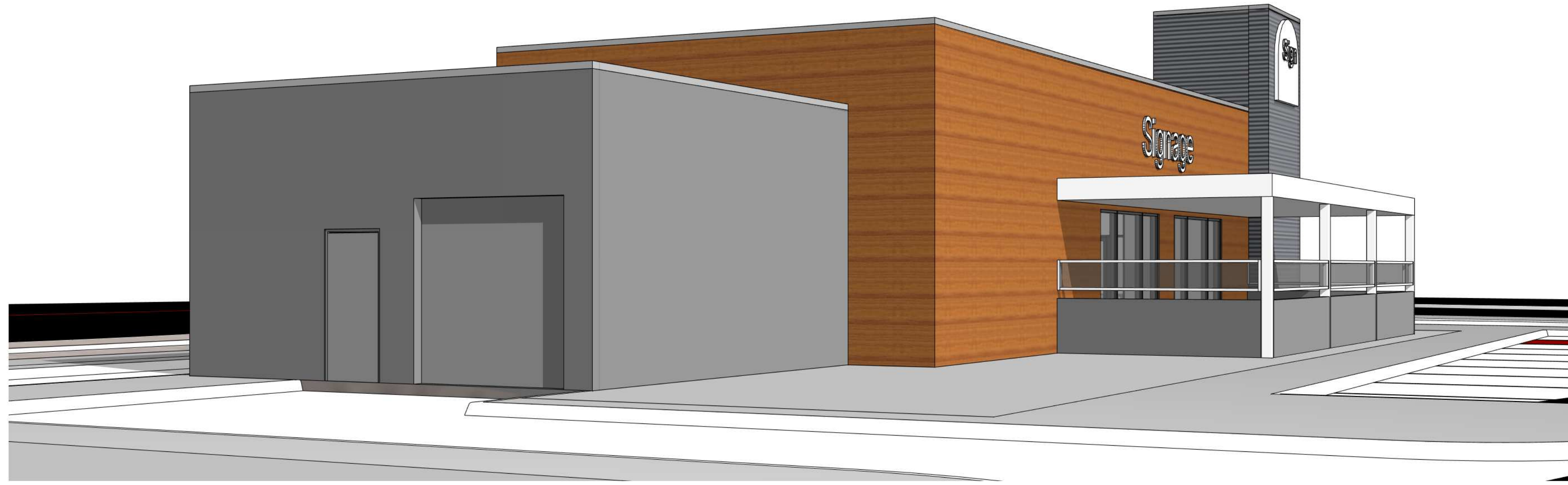


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BUILDING No. 1



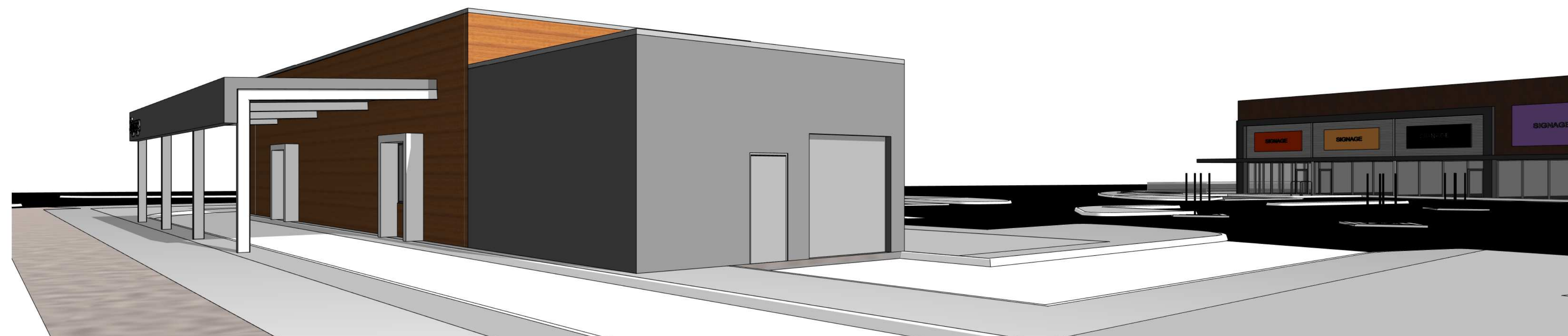
B1-4 VIEW FROM INNER CARPARK (WEST)



B1-1 VIEW FROM CAMPBELL ROAD (SOUTH)



B1-2 VIEW FROM RANFORD ROAD (EAST)



B1-3 VIEW FROM RANFORD ROAD (NORTH)

PROPOSED MULTI-USE COMMERCIAL DEVELOPMENT

LOCATION : LOT 1008, CAMPBELL ROAD, CANNING VALE

BY : Vend Property FOR : TALGP PROJECTS

PROJECT No 8498
SKETCH No SK001
SHEET No A014
SCALE @ B1
DATE SEP 2019

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ARCHITECTS

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