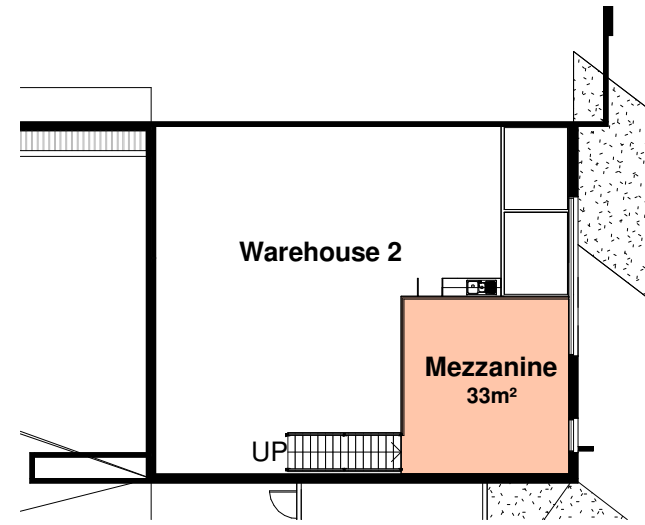
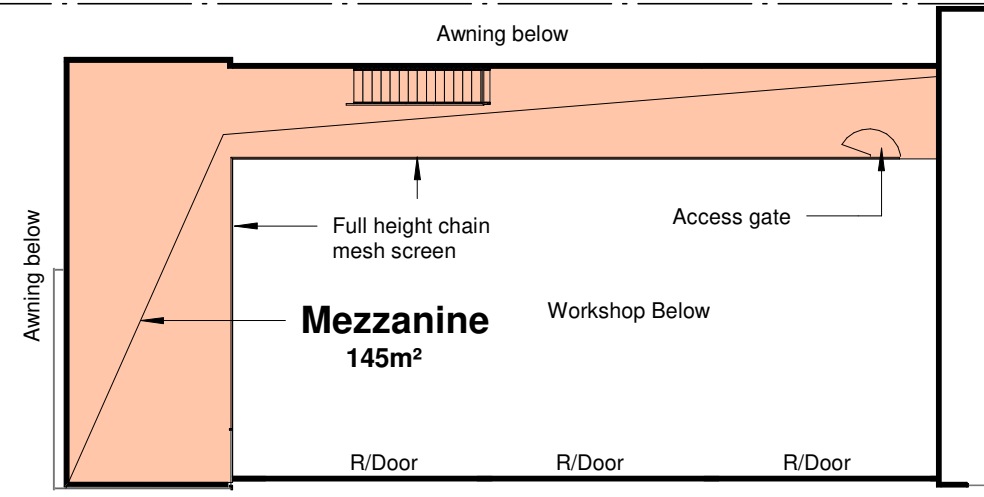




BUILDING 4 - MEZZANINE FLOOR PLAN
SCALE: 1:250



BUILDING 2 - MEZZANINE FLOOR PLAN
SCALE: 1:250

DALY STREET

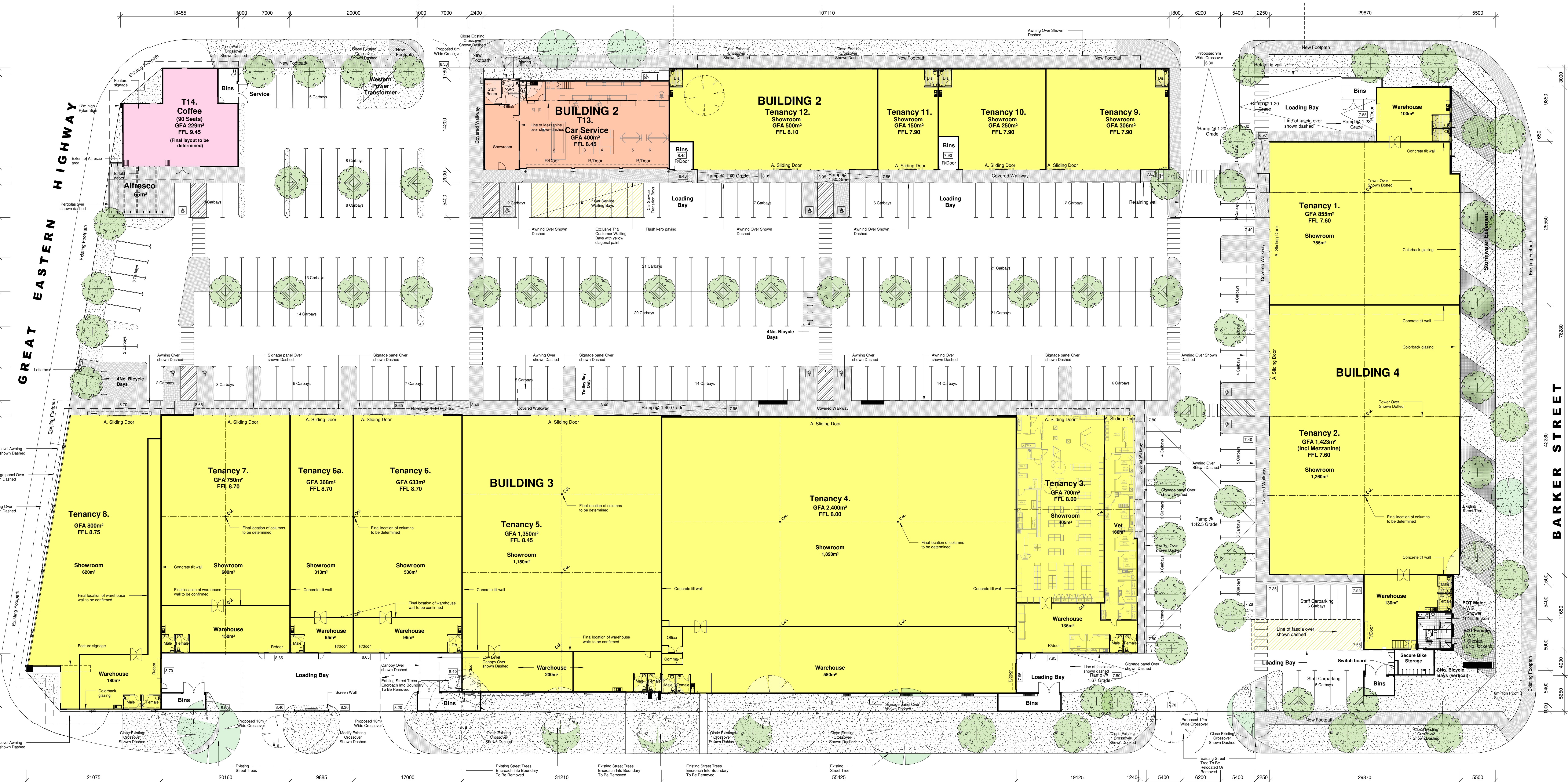
SITE CRITERIA (CURRENT JDAP APPROVAL)

1. Site Area	22,307.5m²
2. Zoning	Mixed Business Zone
3. Landscaping	3m to Main Street 1m to Secondary Street
a. Landscape Required	Complies
b. Landscape Provided	
4. Floor Area	
Gross Floor Area	8,522m²
a. Showrooms	1,730m²
b. Warehouse	1,730m²
c. Vet	150m²
d. Car Service	400m²
e. Coffee	150m²
Total	10,952m² or 49.1% of Site
5. Carparking	
i. Cars Required	
a. Showrooms	8,522m² @ 1/40 = 213.1 Cars
b. Warehouse	1,730m² @ 1/100 = 17.3 Cars
c. Vet (2 pract.)	4 Bays per pract. = 8 Cars
d. Car Service	2 Bays = 2 Cars
e. Coffee	8 Bays @ 2 per bay = 16 Cars
Total	270.4 Cars
ii. Cars Provided	272 Cars
6. Bicycle Parking	Staff Visitors = 8 bays
i. Bicycle Bay provided	8 bays

SITE CRITERIA (AMENDED AREAS)

1. Site Area	22,307.5m²
2. Zoning	Mixed Business Zone
3. Landscaping	3m to Main Street 1m to Secondary Street
a. Landscape Required	Complies
b. Landscape Provided	
4. Floor Area	
Gross Floor Area	8,567m²
a. Showrooms	1,625m²
b. Warehouse	1,625m²
c. Vet	150m²
d. Car Service	400m²
e. Coffee	229m²
f. T2 Mezzanine	33m²
Total	11,114m² or 49.82% of Site
5. Carparking	
i. Cars Required	
a. Showrooms	8,567m² @ 1/40 = 214.2 Cars
b. Warehouse	1,625m² @ 1/100 = 16.3 Cars
c. Vet (2 pract.)	4 Bays per pract. = 8 Cars
d. Car Service	2 Bays = 2 Cars
e. Coffee	8 Bays @ 2 per bay = 16 Cars
f. T2 Mezzanine	33m² @ 1/50 = 0.66 Cars
Total	278.2 Cars
ii. Cars Provided	279 Cars
6. Bicycle Parking	Staff Visitors = 8 bays
i. Bicycle Bay provided	8 bays

Gross Floor Area - GFA
A. All Floor Areas on this plan are shown as GROSS 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
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 & GROUND FLOOR PLAN
SCALE: 1:250

HARGREAVES STREET

PROPOSED LARGE FORMAT RETAIL DEVELOPMENT
LOCATION: LOT 28-41 HARGREAVES STREET, BELMONT WA
FOR: MAJOR HOLDINGS PTY. LTD. BY: VEND PROPERTY

SK030
JUNE 2019
A005
As indicated @ B1

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© Meyer Shircore & Associates ACN 115 189 216
Suite 2, Ground Floor, 437 Roberts Road Subiaco WA 6008
P.O. Box 1294 Subiaco WA 6904
t: 08 9381 8511 f: 08 9388 1339