

Site Criteria

1. Site Area		
a. Site Area		18,625m ²
2. Landscaping		
a. Required 10% of Site Area		1,863m ²
b. Provided		
Soft		1,683m ² (9.0%)
Hard		1,082m ² (5.8%)
Total		2,765m ² (14.8%)
3. Floor Area		
a. Tenancy 1 - Convenience Store		260m ²
b. Tenancy 2 - 12 Showrooms		6,956m ²
Total		7,216m ²
4. Carparking		
i. Cars Required		
a. Tenancy 1 - Convenience Store	260m ² @ 6/100m ²	15.6 Cars
b. Tenancy 2 - 12 Showrooms	6,956m ² @ 2.5/100m ²	173.9 Cars
Total Car required		189.5 Cars
ii. Cars Provided		194 Cars
iii. Motorcycle		12 Bays
iv. Bicycle		15 Bays

Carparking Note:

Carparking calculations based on the adopted Sinclair Knight Hertz 2 carparking analysis

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:

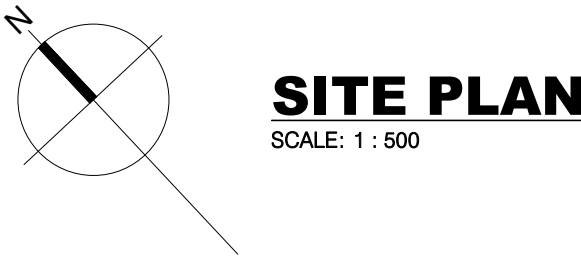
i. GROSS FLOOR AREA OF TENANCY:
Gross Floor Area of an individual Tenancy is defined as the area contained between the centre line of common tenancy walls and the outside edge of external walls.

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 : 500

PROPOSED LARGE FORMAT RETAIL DEVELOPMENT & CONVENIENCE STORE / FUEL STATION
LOCATION: LOTS 7386 THE PROMENADE, ELLENBROOK
FOR: PRIMEWEST BY: VEND PROPERTY

SK025
OCT 2019
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As indicated @ B1

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