



SITE LEGEND	
	BOUNDARY
	FENCE
	EASEMENT / ADJACENT PROPERTIES

Property Schedule	
Name	Area
LOT 12	7964 m²
8m ASSET PROTECTION ZONE	1036 m²
STORMWATER EASEMENT (DIMENSIONS UNKNOWN)	372 m²
Grand total	9372 m²

Area Schedule (Gross Building)		
Name	Area	Comments
PWD	7 m²	SHARED
TENANCY 1	47 m²	
TENANCY 1	152 m²	250 CATEGORY
TENANCY 2	39 m²	
TENANCY 2	156 m²	100 CATEGORY
TENANCY 3	46 m²	
TENANCY 3	213 m²	100 CATEGORY
TENANCY 4	48 m²	
TENANCY 4	232 m²	250 CATEGORY
TENANCY 5	34 m²	
TENANCY 5	121 m²	100 CATEGORY
TENANCY 6	48 m²	
TENANCY 6	210 m²	250 CATEGORY
TENANCY 7	49 m²	
TENANCY 7	220 m²	250 CATEGORY
TENANCY 8	43 m²	
TENANCY 8	202 m²	250 CATEGORY
TENANCY 9	44 m²	
TENANCY 9	166 m²	250 CATEGORY
TENANCY 10	36 m²	
TENANCY 10	154 m²	100 CATEGORY
TENANCY 11	70 m²	
TENANCY 11	244 m²	400 CATEGORY
TENANCY 12	46 m²	
TENANCY 12	144 m²	250 CATEGORY
TENANCY 13	32 m²	
TENANCY 13	159 m²	250 CATEGORY
TENANCY 14	36 m²	
TENANCY 14	110 m²	250 CATEGORY
TENANCY 15	47 m²	
TENANCY 15	192 m²	250 CATEGORY
TENANCY 16	71 m²	
TENANCY 16	219 m²	250 CATEGORY
TENANCY 17	65 m²	
TENANCY 17	295 m²	400 CATEGORY
Grand total	3993 m²	

LEGEND	
TAG	DESCRIPTION
B2	A-SAFE COMPOSITE BOLLARD
COL	COLUMN
ESP	ELECTRICAL SERVICE POINT
FH	EXISTING FIRE HYDRANT
IN4	1100L + 2x660L INDUSTRIAL BINS IN ENCLOSURE
MH	MANHOLE

CARPARKING REQUIREMENTS

BCC CARPARKING REQUIREMENTS	
2 PER TENANCY + 1/100m²	
17 TENANCIES	= 34
GFA 3993/100	= 39.93
TOTAL	= 73.93
PROVIDED	= 74
SHORTFALL	= 7

LANDSCAPING REQUIREMENTS

BCC LANDSCAPING REQUIREMENTS	
3% OF THE SITE AND 3m MIN FRONTAGE	
SITE AREA	= 7,964m²
LANDSCAPING	= 371m²
	= 4.7% COMPLIANT

Parking Schedule	
Description	Count
2.5x1.2m MOTORCYCLE CARPARK	2
5.4x2.4m CARPARK	5
5.4x2.4m DISABLE CARPARK WITH 5.4x2.4m MANOUVERING	1
5.4x2.5m CARPARK	11
5.4x2.6m CARPARK	48
Grand total	67

SITE YIELD	
GROUND FLOOR AREA INCLUDING TOILETS	3,195m²
SITE AREA NOT INCLUDING ASSETT PROTECTION	6,928m²
SITE COVER OVERALL	45.9%
SITE COVER USEABLE	40.1%

G	TOWN PLANNING ADDITIONS	22.08.24
F	ELEVATIONS UPDATED	14.08.24
E	PARKING AND LINEMARKING	13.08.24
D	TENANCY ADJUSTMENTS	12.08.24
C	GFA / TRUCK MOVEMENTS / PARKING	02.08.24
B	CONCEPT UPDATE	25.06.24
A	CONCEPT DEVELOPMENT	21.06.24
Rev	Description	Date

PROJECT
INDUSTRIAL DEVELOPMENT
109 (LOT 12) HUB CRESCENT
HEATHWOOD

TITLE
SITE PLAN

CLIENT
AREND DEVELOPMENTS PTY LTD

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SCALE (@ A1) 1 : 200	DRAWN BY C.J.C.	DATE 04.05.2021
PROJECT NUMBER 58-12	DRAWING NUMBER 10	REV G