

**DEVELOPMENT STATISTICS**

TOTAL SITE AREA		9,788 m <sup>2</sup>
LEASE AREA "A"		6,269 m <sup>2</sup>
LEASE AREA "B"		3,519 m <sup>2</sup>
<b>PARKING PROVISIONS</b>		
SERVICE STATION	7 BAYS / 100 m <sup>2</sup>	22 BAYS
FAST FOOD RESTAURANT	1 BAY / 4 GUESTS IN SEATED AREAS + 7 BAYS/100 m <sup>2</sup>	10 BAYS
CAR BAYS REQUIRED		32 BAYS
CAR BAYS PROVIDED		32 BAYS
LANDSCAPING REQUIRED (8% OF SITE)		500.52m <sup>2</sup>
LANDSCAPING PROVIDED		622.6 m <sup>2</sup>
<b>STORMWATER MANAGEMENT</b>		
LEASE AREA A:		
TOTAL CATCHMENT: 5646.4m <sup>2</sup> @ 15mm (1:20 YEAR EVENT) =		85 m <sup>3</sup>
TOTAL 1800x 1800 D SOAKWELLS (4.58m <sup>3</sup> CAPACITY) =		18.6 = 19 SOAKWELLS
LEASE AREA B:		
TOTAL CATCHMENT: 3519m <sup>2</sup> @ 15mm (1:20 YEAR EVENT) =		53 m <sup>3</sup>
TOTAL 1800x 1800 D SOAKWELLS (4.58m <sup>3</sup> CAPACITY) =		11.6 = 12 SOAKWELLS
LEGEND:		
(SW1)		1800x 1800 D SOAKWELL

**SITE PLAN**  
SCALE 1:250

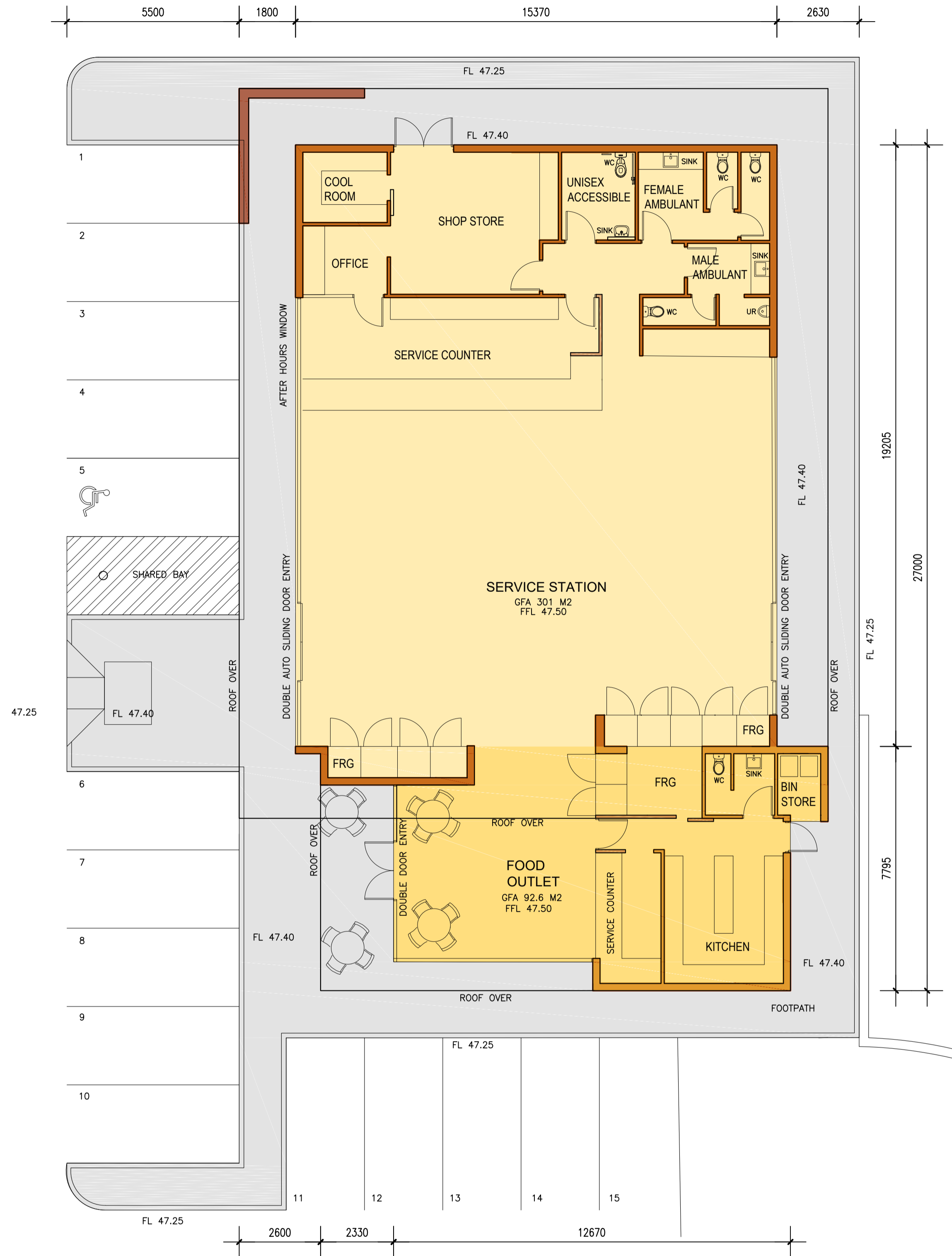
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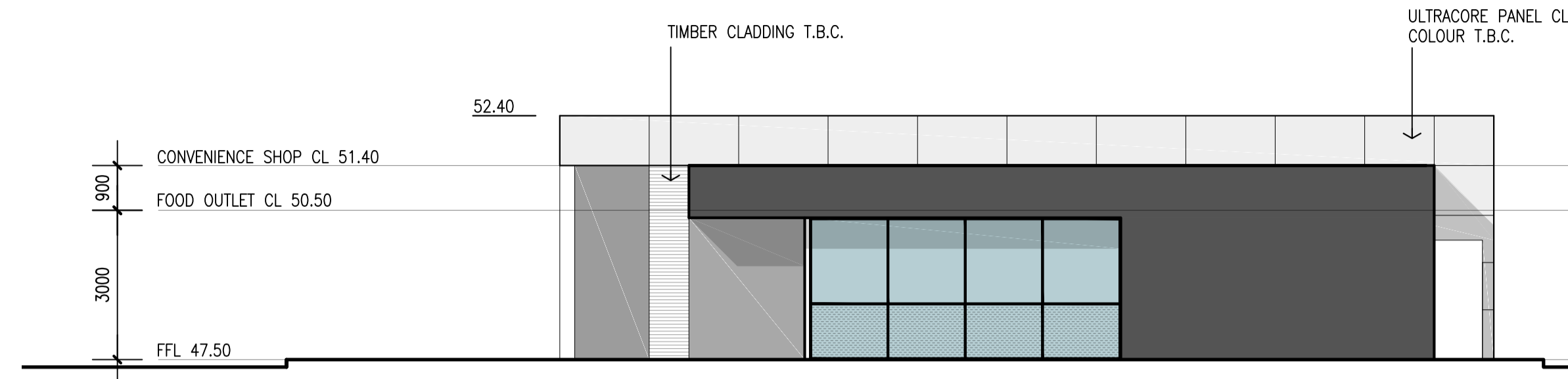
PROPOSED SERVICE STATION  
275 GNANGARA ROAD, LANDSDALE WA  
for ROBUST CONTRACTING

DEVELOPMENT APPLICATION - 1d - 12.04.2022

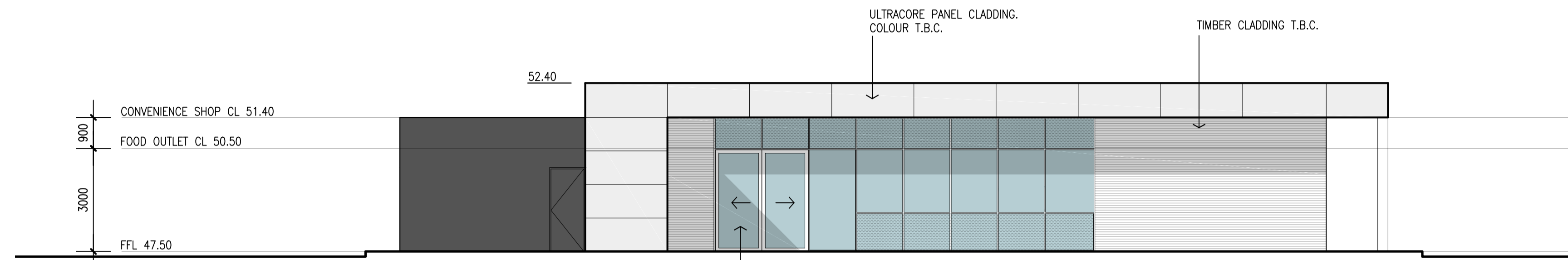




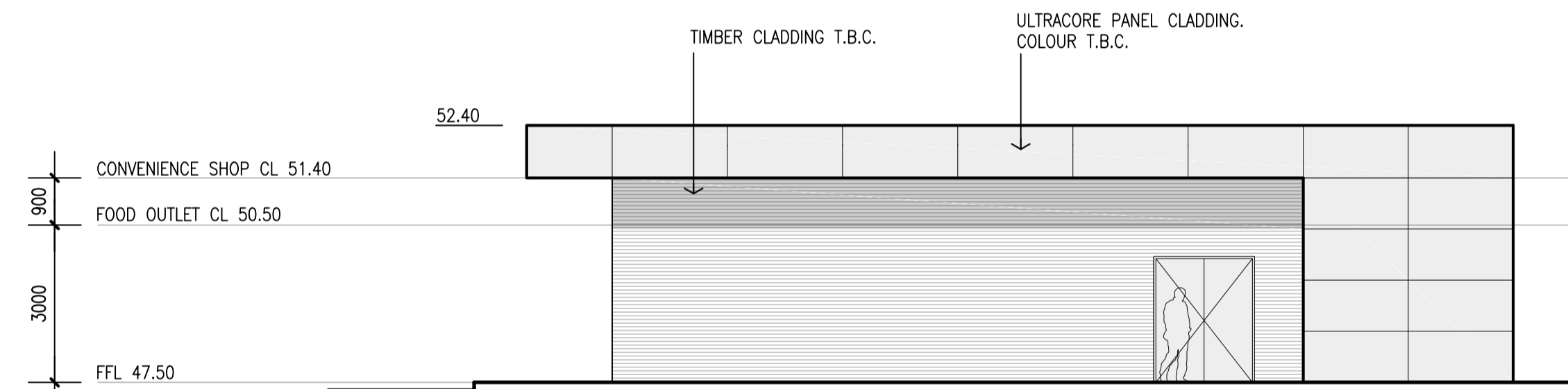
**FLOOR PLAN**  
SCALE 1:100



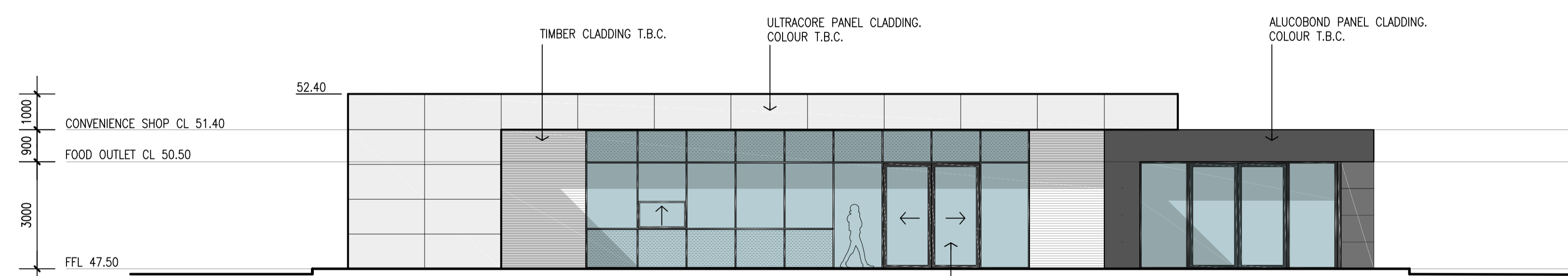
**NORTH ELEVATION**  
SCALE 1:100



**EAST ELEVATION**  
SCALE 1:100

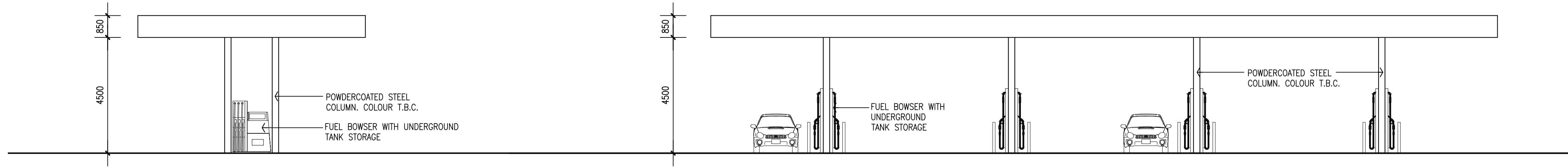


**SOUTH ELEVATION**  
SCALE 1:100



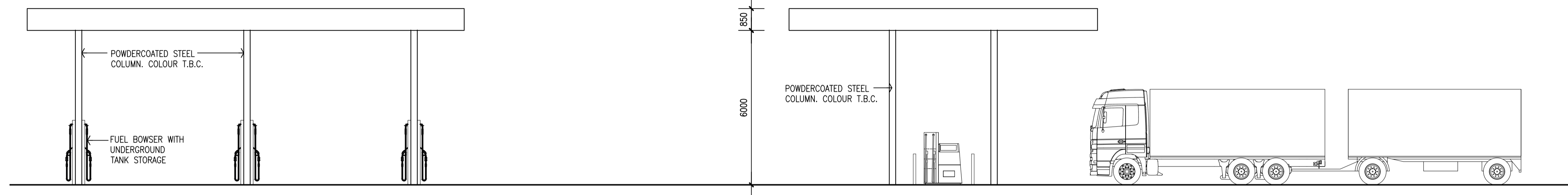
**WEST ELEVATION**  
SCALE 1:100

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CAR CANOPY - NORTH ELEVATION  
SCALE 1:100

CAR CANOPY - EAST ELEVATION  
SCALE 1:100



TRUCK CANOPY - NORTH ELEVATION  
SCALE 1:100

TRUCK CANOPY - SOUTH ELEVATION  
SCALE 1:100



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**LANDSCAPING LEGEND**

	WILLOW PEPPERMINT	MYRTACEAE <i>Agonis flexuosa</i>
	DWARF GOLDEN BANKSIA	PROTEACEAE <i>Banksia ashbyi</i>
	PEAR FRUITED MALLEE	MYRTACEAE <i>Eucalyptus pyriformis</i>
	KANGAROO PAWS	HAEMODORACEAE <i>Anigozanthos manglesii</i>
	SPRINGTIME CASCADE WATTLE	FABACEAE <i>Acacia saligna</i>
	GREY COTTONHEADS	HAEMODORACEAE <i>Conostylis candidans</i>

**LANDSCAPING PLAN**  
SCALE 1:300

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