

DA-200

GROUND FLOOR PLAN

AMENDED IN RED

By: Ali Rizayee

Date: 30 January 2026

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV-2025-FLA-4189

Date: 6 February 2026

Area Schedule GFA		
Name	Department	Area
AMENITIES		70 m²
CARWASH	COMMERCIAL - BUSINESS	49 m²
DRIVE THROUGH	RETAIL - FAST FOOD	405 m²
EOT		46 m²
K	RETAIL	22 m²
LIQUOR	RETAIL	156 m²
SUPERMARKET	RETAIL	3553 m²
SUPERMARKET OFFICES	COMMERCIAL - BUSINESS	126 m²
SUPERMARKET ONLINE	COMMERCIAL - BUSINESS	348 m²
T01	RETAIL	64 m²
T02	RETAIL	44 m²
T03	COMMERCIAL - BUSINESS	67 m²
T04	COMMERCIAL - BUSINESS	66 m²
T05	COMMERCIAL - BUSINESS	69 m²
T06	COMMERCIAL - HEALTH SERVICES	157 m²
T07	COMMERCIAL - HEALTH SERVICES	89 m²
T08	COMMERCIAL - HEALTH SERVICES	91 m²
T09	COMMERCIAL - BUSINESS	59 m²
T10	COMMERCIAL - BUSINESS	58 m²
T11	RETAIL	285 m²
T12	INDOOR SPORT & RECREATION	513 m²
T13	RETAIL	168 m²
T14	RETAIL	115 m²
T15	RETAIL	116 m²

AREA SCHEDULE GLAR		
Name	Department	Area
CARWASH	COMMERCIAL - BUSINESS	42 m²
DRIVE THROUGH	RETAIL - FAST FOOD	391 m²
K	RETAIL	22 m²
LIQUOR	RETAIL	149 m²
SUPERMARKET	RETAIL	3523 m²
SUPERMARKET OFFICES	COMMERCIAL - BUSINESS	122 m²
SUPERMARKET ONLINE	COMMERCIAL - BUSINESS	339 m²
T01	RETAIL	59 m²
T02	RETAIL	39 m²
T03	COMMERCIAL - BUSINESS	64 m²
T04	COMMERCIAL - BUSINESS	64 m²
T05	COMMERCIAL - BUSINESS	65 m²
T06	COMMERCIAL HEALTH SERVICES	149 m²
T07	COMMERCIAL HEALTH SERVICES	87 m²
T08	COMMERCIAL HEALTH SERVICES	87 m²
T09	COMMERCIAL - BUSINESS	55 m²
T10	COMMERCIAL - BUSINESS	56 m²
T11	RETAIL	277 m²
T12	INDOOR SPORT & RECREATION	502 m²
T13	RETAIL	163 m²
T14	RETAIL	113 m²
T15	RETAIL	112 m²

DA-PARKING SCHEDULE			
BAY DESCRIPTION	BAY WIDTH	BAY LENGTH	QTY
LODA BAY	2700	5400	7
STANDARD BAY	2700	5400	297

CARPARK RATE FOR 6735m²: 4.5 BAYS PER 100m² GFA

Bicycle Parking Rate For total GFA of neighbourhood centre:

- 1 space per 300sqm GFA for employees; plus
- 1 visitor space per 500sqm GFA.

TOTAL SITE AREA: 29,826m2

TOTAL LANDSCAPED / DEEP PLANTING AREA: 3,575m2 (12% OF SITE AREA) (REFER TO DA-910)

TOTAL SITE COVERAGE: 88% ← Maximum Site Cover - 75%

- RETAIL
- COMMERCIAL - BUSINESS
- COMMERCIAL - HEALTH SERVICES
- FAST FOOD
- INDOOR SPORT & RECREATION

NOTE:

1. LANDSCAPING SHOWN INDICATIVELY ONLY. REFER RELEVANT CONSULTANT REPORTS

2. ALL REFERENCES TO SIGNAGE ARE SUBJECT TO A SEPARATE SIGNAGE APPLICATION AND APPROVAL BY LOCAL AUTHORITY

3. ALL MATERIALS/ FINISHES SHOWN INDICATIVELY ONLY. SUBJECT TO TENANT STANDARDS

ALL DRAWINGS ARE FOR THE PURPOSES OF DEVELOPMENT APPLICATION ONLY AND NO OTHER PURPOSE. NOT FOR CONSTRUCTION/ PRICING

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SCALE 1:500 @ A1 SIZE