

CITY OF BELMONT

Advice of Lodgement of Development Assessment Panel Application

Type of Application: DAP Form 1
Date Lodged: 6 March 2024
Address: 135-141 Great Eastern Highway RIVERVALE 6103 (Lot 14 DIA 70826)



Application No: 61/2024

Description of
Development: Office and Self-Storage Facility

As part of the proposal, the existing buildings within the subject site will be demolished and a new self-storage and incidental office development will be constructed.

If you have any questions in relation to this application, please contact Alex Bott, Manager Planning Services at 9477 7273 or Alex.Bott@belmont.wa.gov.au.

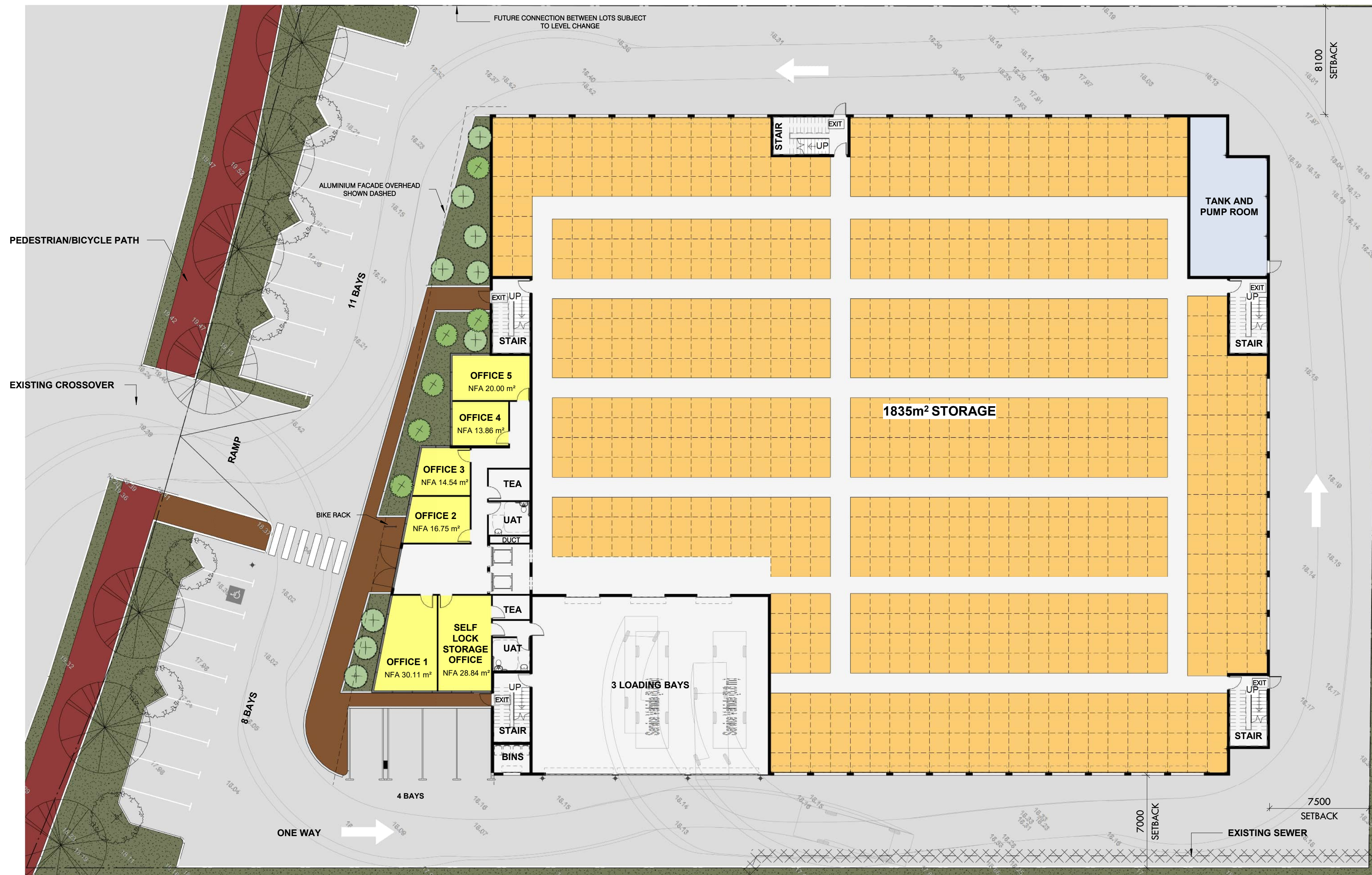
SITE CRITERIA

1. Site Area			
a. Site Area			5,883m ²
2. Landscaping			
a. Provided			
Soft Landscaping			314m ²
Total			314m²
3. Floor Area (NLA)			
a. Office			468m ²
b. Self Storage			6,019m ²
Total			6,487m²
4. Site Coverage (80% allowed)			52%
5. Carparking			
i. Cars Required			
a. Office	468m ²	@ 1/30m ² -NLA	16 Cars
c. Self Storage allocation			7 Cars
Total Car required			23 Cars
ii. Cars Provided			
a. On grade			23 Cars
Total Car provided			23 Cars

Gross Floor Area - GFA
 A. All Floor Areas on this plan are shown as GROSS FLOOR AREA.
 B. Linear dimension noted as Net Floor Area.
 C. Definition of Gross Floor Area is defined as:
 1. 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.
 2. 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.

NLA'S

Ground Floor	
Storage	1,835m ²
Office	122m ²
First and Second Floor	
Storage	4,185m ²
Office	346m ²
Total	
Storage	6,019m²
Office	468m²



SITE AND GROUND FLOOR PLAN

SCALE: 1:200

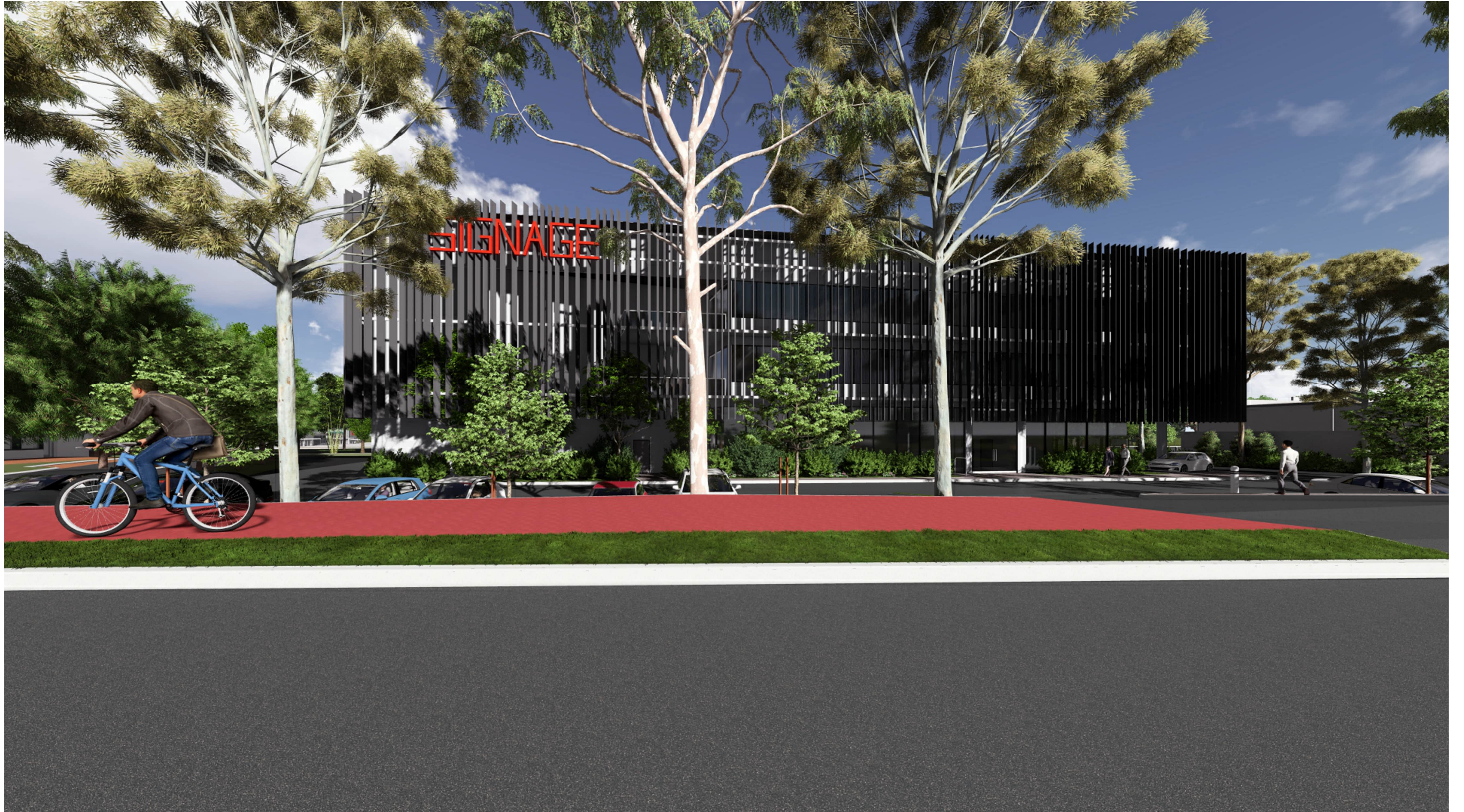
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PRELIMINARY



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