

COTTEEPARKER

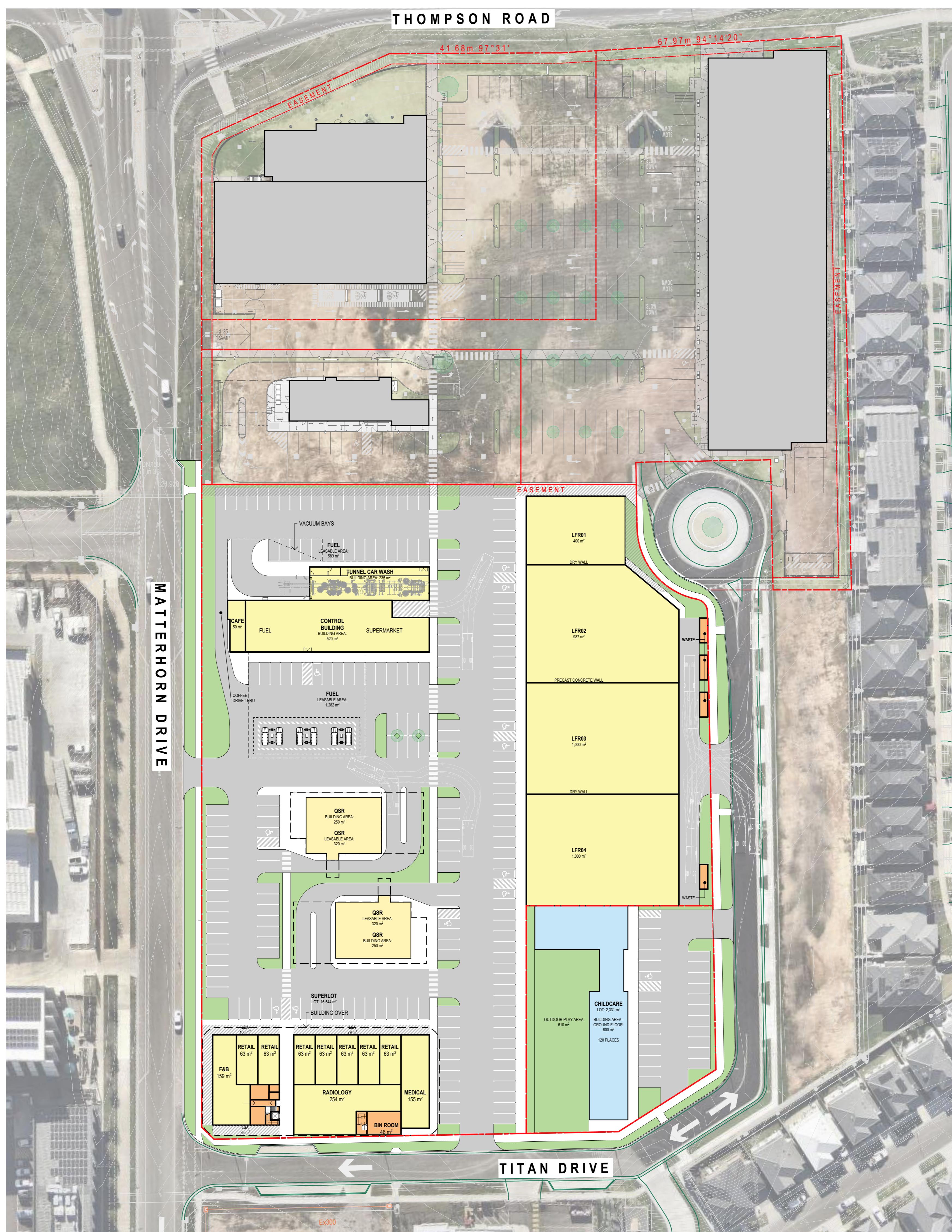
CP

CLYDE SQUARE RETAIL PRECINCT

35 MATTERHORN DRIVE, CLYDE NORTH
24007454



DEVELOPMENT	PRECEDENCE			EXISTING PERMIT FOR #35		ASSUMPTION (space/ 100sqm)	OPTION 1B		
	Previous Carparking rates 9 M'horn	GFA/NLAR approx	Car Rate	Cars Provided	GFA/NLAR approx		GFA/NLAR approx	Cars Required	Cars Provided
Fuel - petrol hardstand					5	762	5		
Fuel - s'mkt					0.022	520	11		
Fuel - café					0.035	50	2		
Fuel - wash tunnel					0	589	0		
QSR 1	0.063				0.035	320	11		
QSR 2					0.035	320	11		
Office + Community		1444	0.022	32					
Medical / Dental / Radiology		1253	0.022	28	0.022	409	9		
Retail/F+B/Entertainment	0.038	7854	0.0248	195	0.0248	1625	40		
Gym L01					0.022	553	12		
Amenities/Circ	excl	excl							
LFR	0.032				0.032	3387	108		
Subtotal		10551				8535			
Subtotal Site Area						16544			
Subtotal FAR							52%		
Childcare Grd	0.022	602		13		600	26		
Childcare L01	0.022					450			
Subtotal		602				1050			
Site Area							2331		
FAR							45%		
Total		11153					9585		
Total Site Area							18875		
Total FAR							51%		
Total Cars				267			236		234



1 MASTERPLAN OPTION 1B - GROUND FLOOR
SCALE 1:500 @ A3

COTTEEPARKER

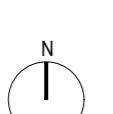
BRISBANE

T 61 7 3846 7422

COTTEEPARKER ARCHITECTS PTY LTD

ABN 77 010 924 108

COTTEEPARKER.COM.AU



0 5 10 15 20 25 30
SCALE 1:500 @ A3

Client logo 1 to be centred on
this hotspot.

CLYDE SQUARE RETAIL PRECINCT
35 MATTERHORN DRIVE, CLYDE NORTH
CLIENT - BCA CORP

DRAWING TITLE

MASTERPLAN OPTION 1B - GROUND LEVEL

JOB No

DRAWING No

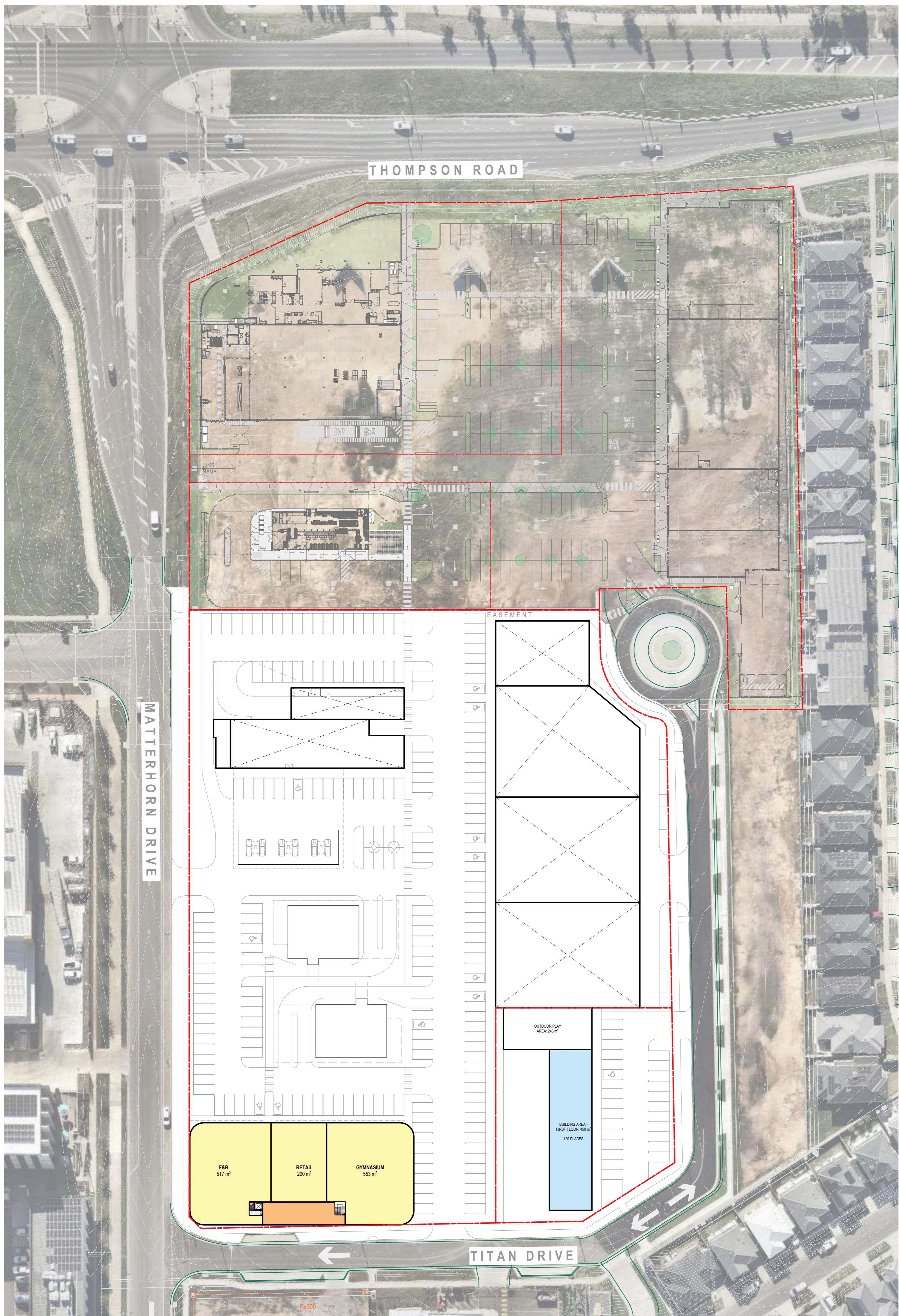
ISSUE

PRELIMINARY

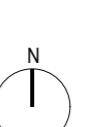
24007454

SK0003

05



MASTERPLAN OPTION 1B
SCALE 1:500 @ A3



0 5 10 15 20 25 30 SCALE 1:500 @ A3

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BIMcloud: CPACLDMM01 - BIMcloud/2400/7454_35 Matterhorn Drive Master: 26/07/2024: 9:57 AM

CLYDE SQUARE RETAIL PRECINCT

35 MATTERHORN DRIVE, CLYDE NORTH
CLIENT - BCA CORP

DRAWING TITLE

MASTERPLAN OPTION 1B - FIRST LEVEL

JOB No DRAWING No ISSUE

PRELIMINARY

24007454

SK0008

03