

NOT PART OF THIS APPLICATION

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SUBJECT SITE OF APPLICATION

Building 1.
Convenience Store
GFA 255m²
F.F.L. 73.20

Building 2.
Tunnel Wash
F.F.L. 72.00

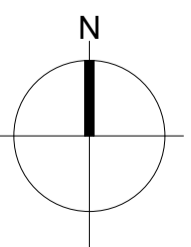
Building 3.
Fast Food
GFA 280m²
F.F.L. 73.45

LOT 144 Pylon Sign for location only. Location part of this application. Actual pylon subject of separate application

Concrete paving complete with green directional stripe
6m Wide cross eased concrete driveway 50/50 Lessee / lessor cost.

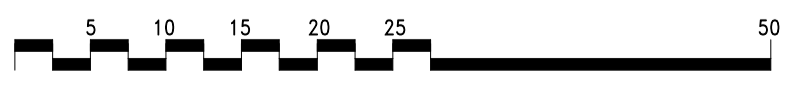
SITE CRITERIA OF APPLICATION SITE

1. Site Area		7,939.0m ²
2. Floor Area		
a. Convenience Store (Building 1)		255m ²
b. Car Wash (Building 2)		200m ²
c. Fast Food (Building 3)		280m ²
TOTAL		735m²
3. Carparking		
Cars Required		
a. Convenience Store (Building 1)	245.5m ² @ 7 Cars / 100m ² NLA	17.18 Car Bays
b. Car Wash (Building 2)		NIL
c. Fast Food (Building 3)	60 Seats / 4 Non-Seated Area 174.8m ² NLA x 7/100	15 Car Bays 12 Car Bays
TOTAL		44.1 Car Bays
Cars Provided		
a. Convenience Store (Building 1)		
i. Marked Car Bays		11 Car Bays
ii. 50% / 19 N° Bays		8 Car Bays
b. Car Wash (Building 2)		3 Car Bays
c. Fast Food (Building 3)		
i. Marked Car Bays		24 Car Bays
ii. Drive Thru (50% of Non-Seated Area + 1N° excess)		7 Car Bays
TOTAL		53 Car Bays



OVERALL SITE PLAN

SCALE: 1 : 500



PROPOSED MIXED USE COMMERCIAL DEVELOPMENT

LOCATION : CORNER JOONDALUP DRIVE & GHOSTGUM BOULEVARD BANSKIA GROVE

FOR : WOOLWORTHS BY : VEND PROPERTY LTD

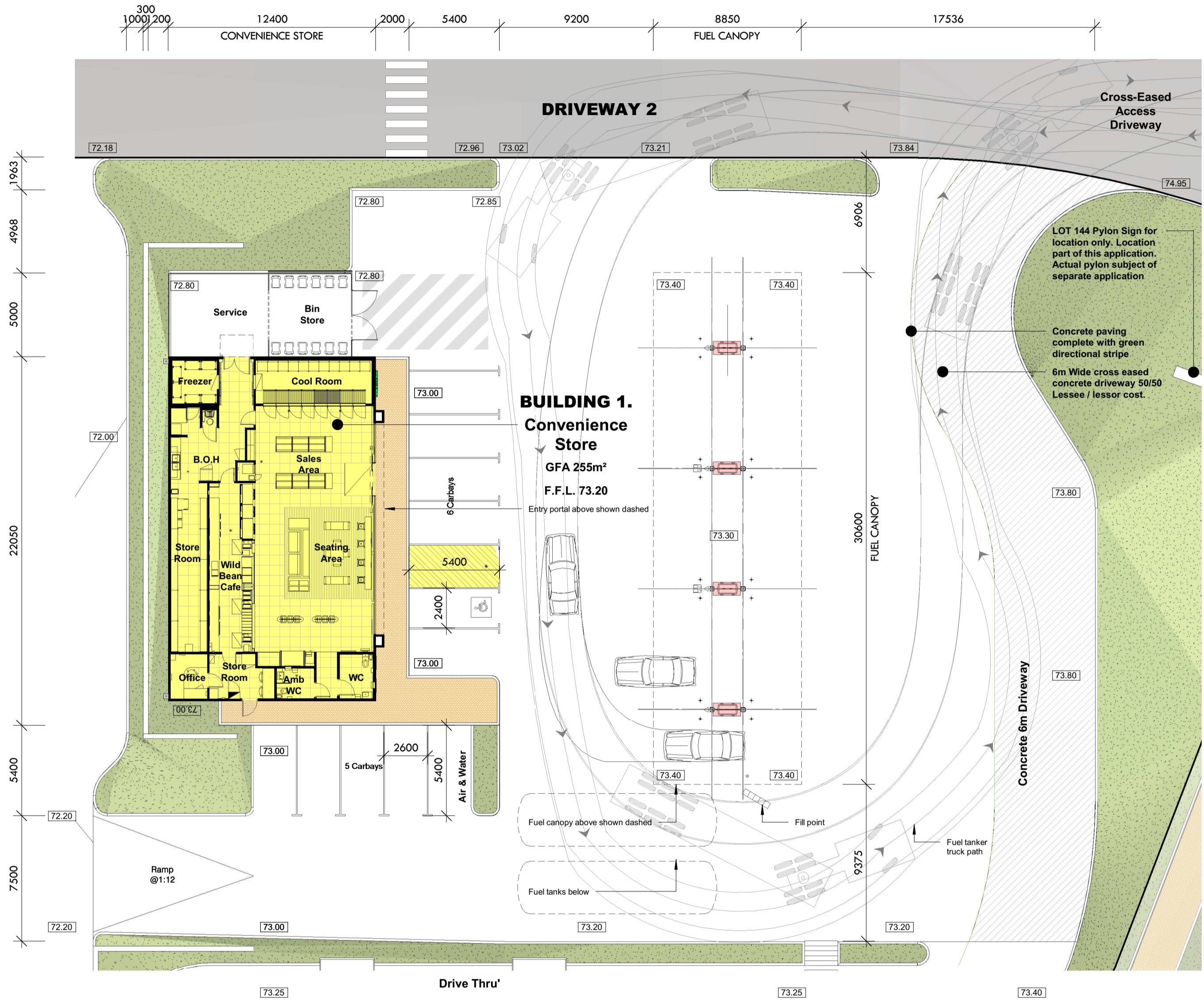
PROJECT No 8122
SKETCH No SK017
SHEET No A104
SCALE 1 : 500 @ A1
DATE SEPTEMBER 2017



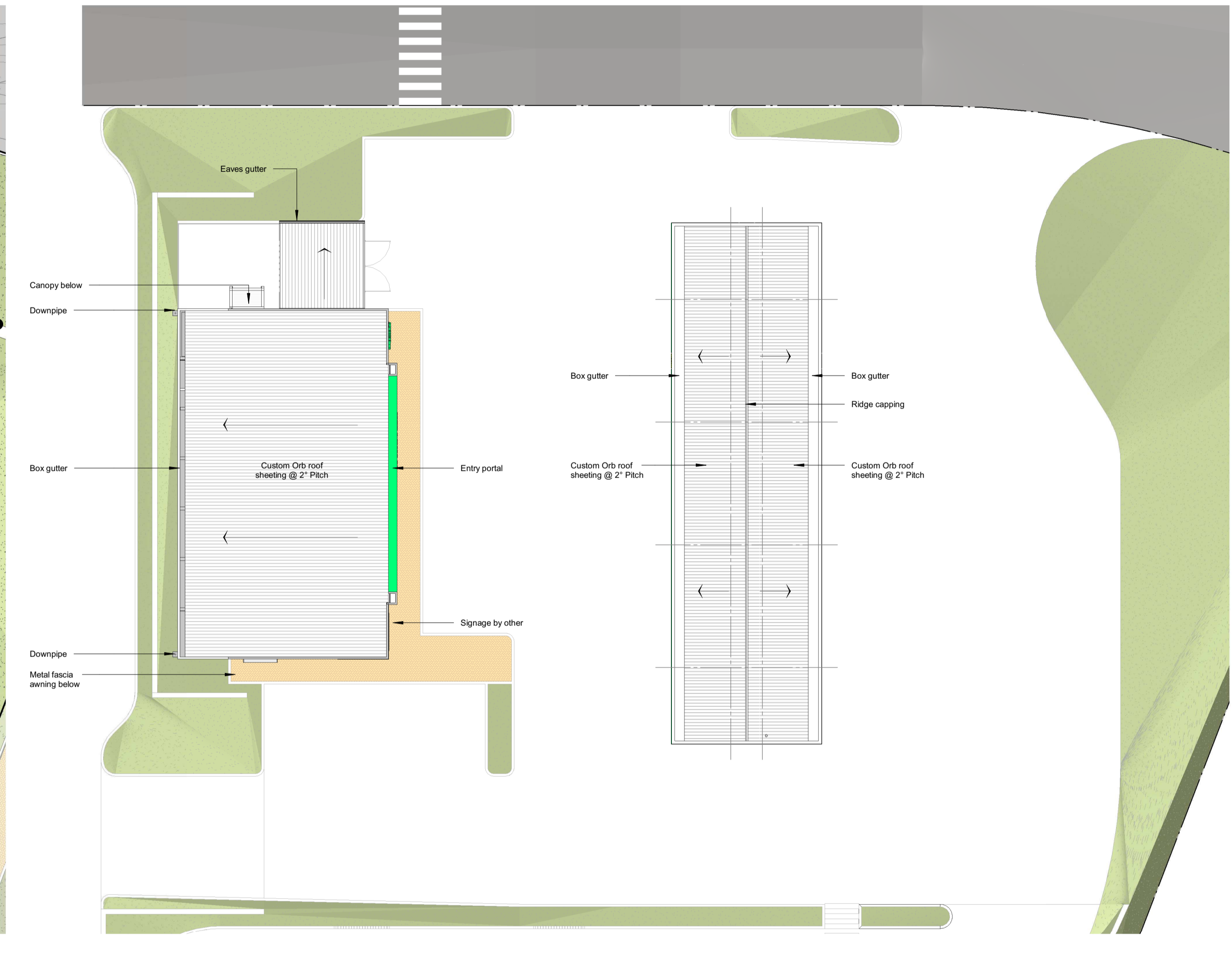
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BUILDING 1 GROUND FLOOR PLAN
 SCALE: 1:200



BUILDING 1 ROOF PLAN
 SCALE: 1:200

BUILDING 1 - SERVICE STATION GROUND FLOOR & ROOF PLAN

PROPOSED MIXED USE COMMERCIAL DEVELOPMENT

LOCATION : CORNER JOONDALUP DRIVE & GHOSTGUM BOULEVARD BANSKIA GROVE

FOR : WOOLWORTHS BY : VEND PROPERTY LTD

PROJECT No 8122
 SKETCH No SK017
 SHEET No A105
 SCALE 1 : 200 @ A1
 DATE SEPTEMBER 2017



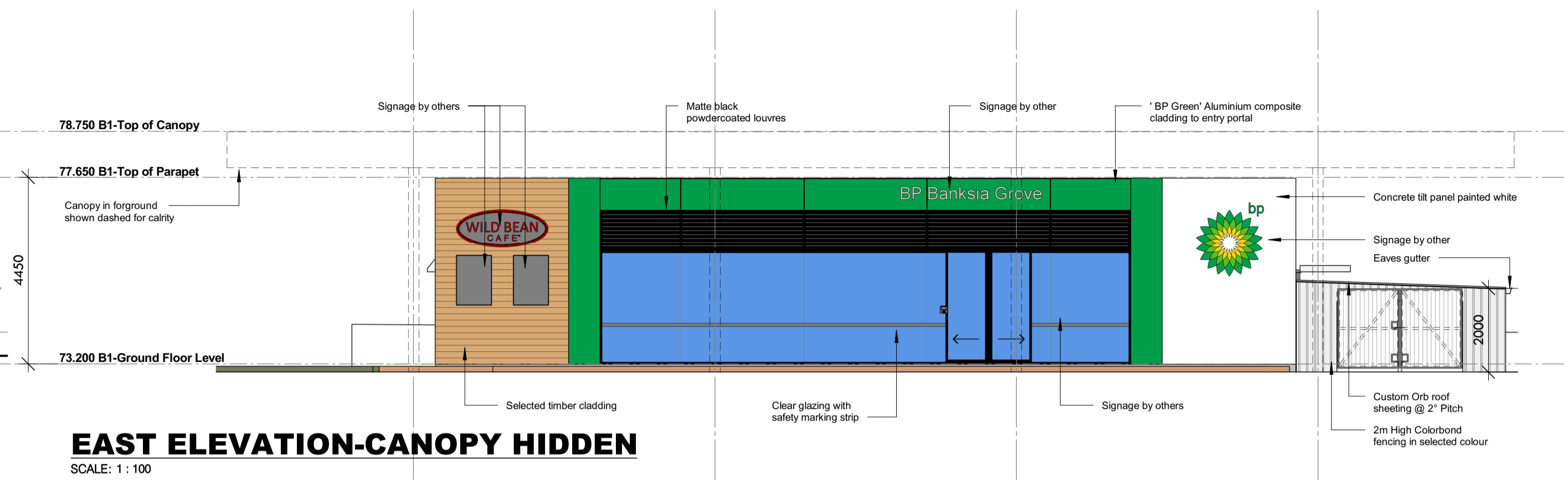
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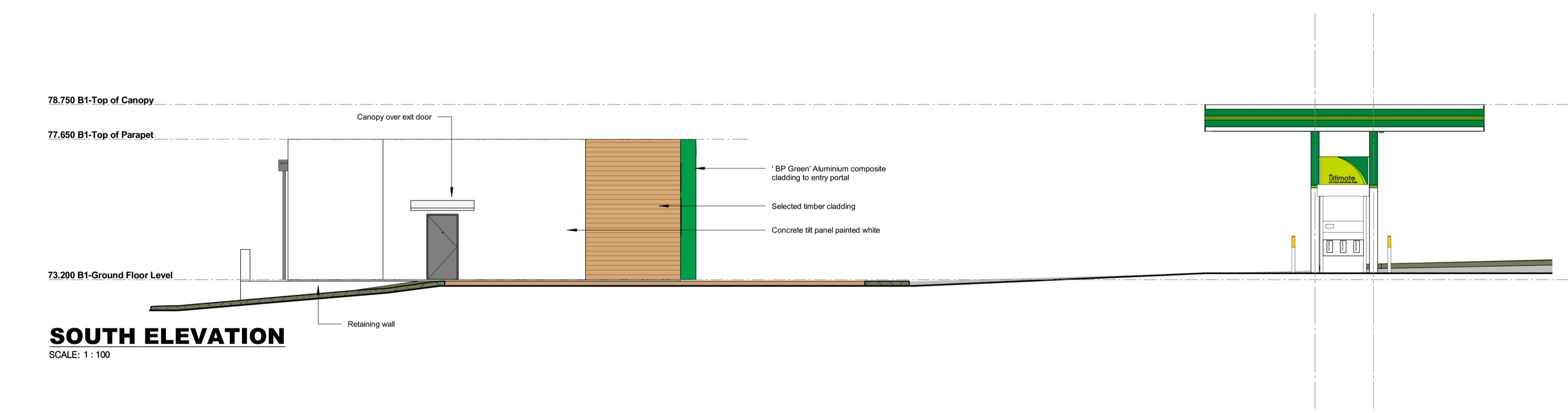




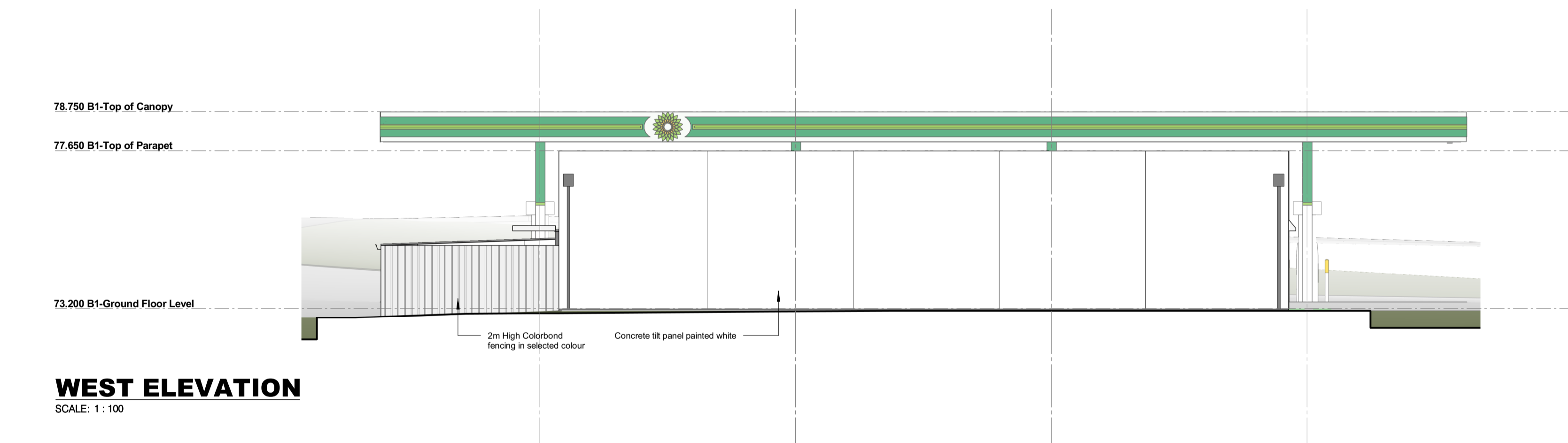
EAST ELEVATION
SCALE: 1 : 100



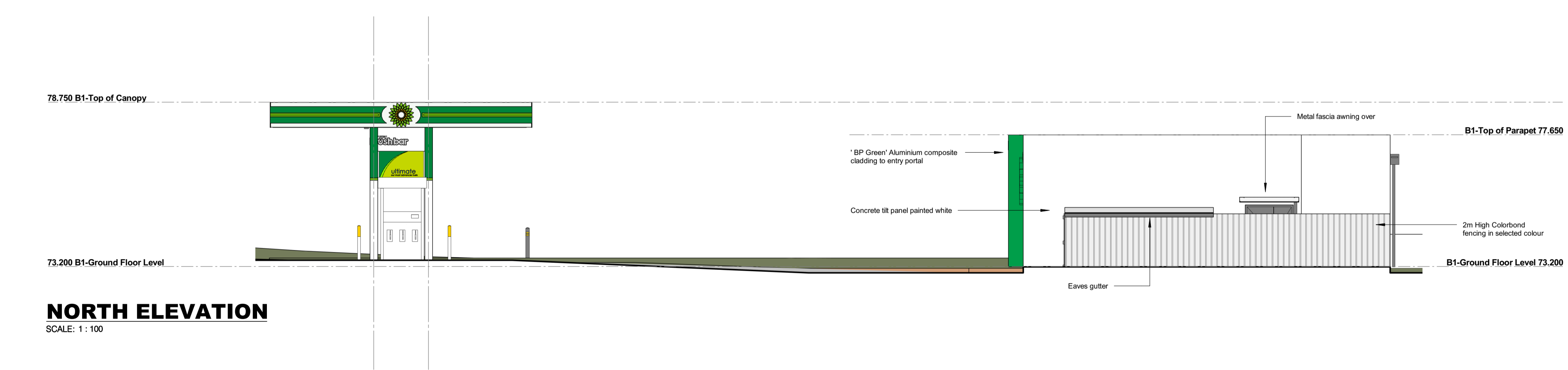
EAST ELEVATION-CANOPY HIDDEN
SCALE: 1 : 100



SOUTH ELEVATION
SCALE: 1 : 100



WEST ELEVATION
SCALE: 1 : 100



NORTH ELEVATION
SCALE: 1 : 100

BUILDING 1 - SERVICE STATION ELEVATIONS

PROPOSED MIXED USE COMMERCIAL DEVELOPMENT

LOCATION : CORNER JOONDALUP DRIVE & GHOSTGUM BOULEVARD BANSKIA GROVE

FOR : WOOLWORTHS BY : VEND PROPERTY LTD

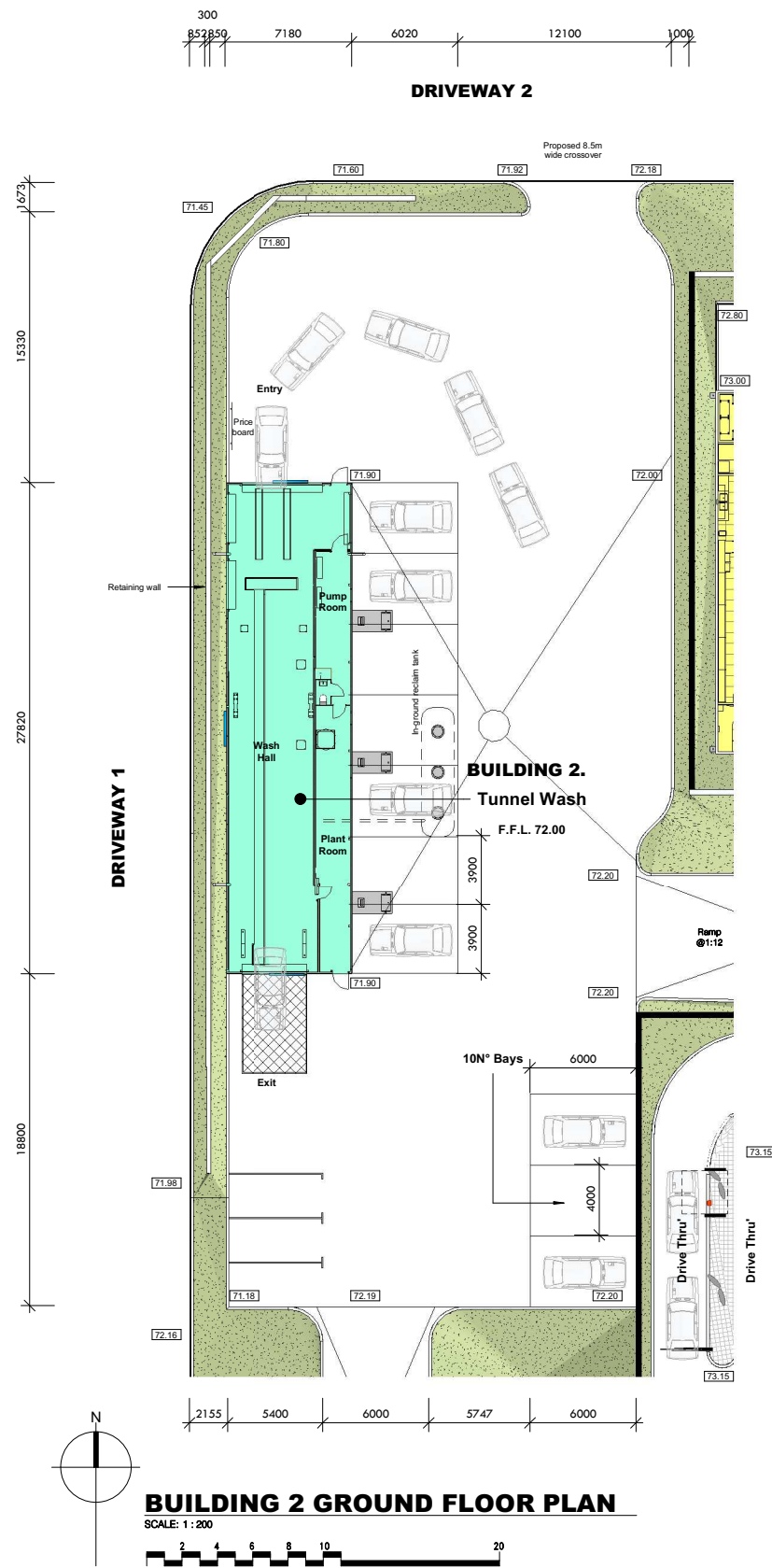
PROJECT No 8122
SKETCH No SK017
SHEET No A106
SCALE 1 : 100 @ A1
DATE SEPTEMBER 2017



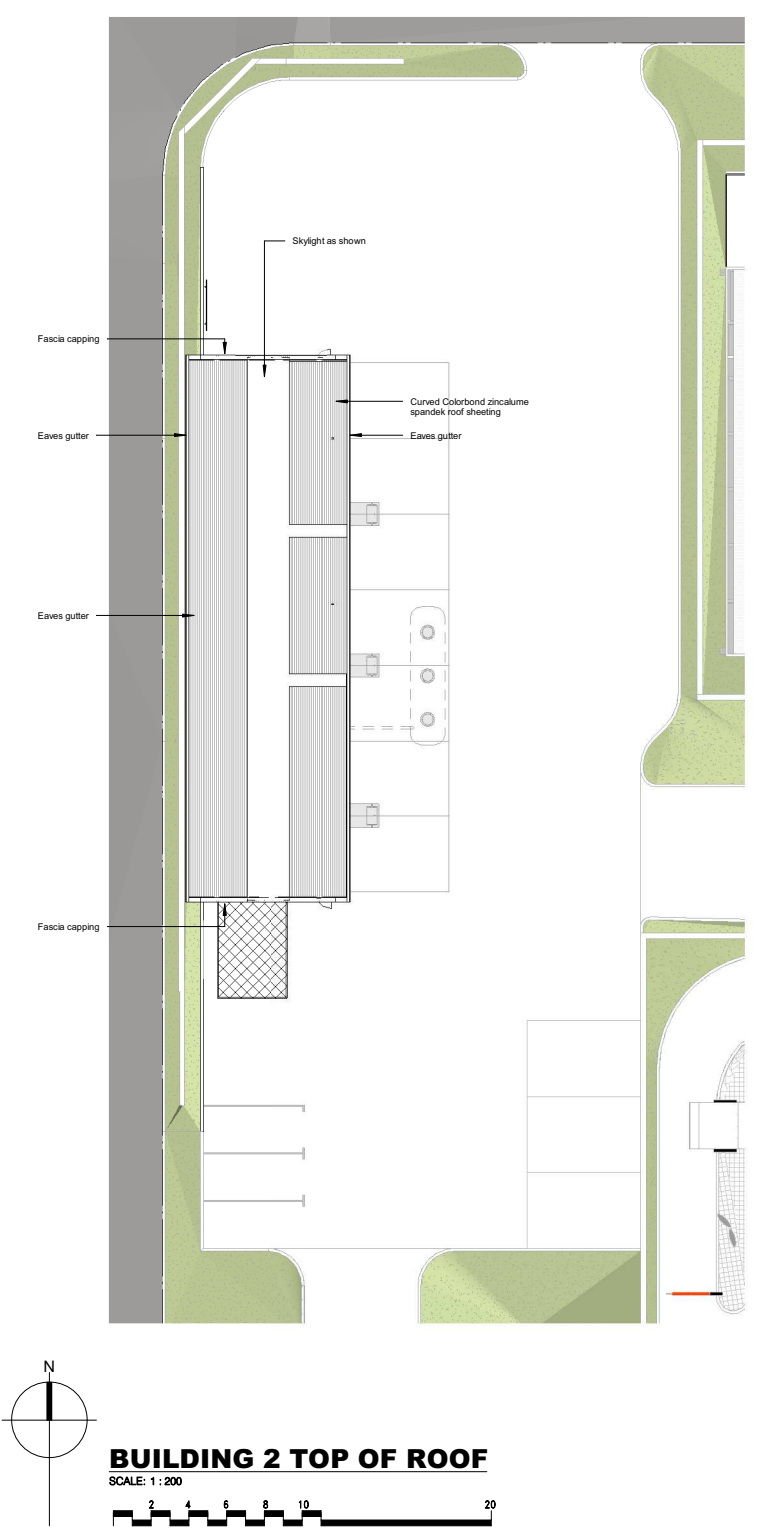
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BUILDING 2 GROUND FLOOR PLAN
SCALE: 1 : 200



BUILDING 2 TOP OF ROOF
SCALE: 1 : 200

BUILDING 2 - SERVICE STATION GROUND FLOOR & ROOF PLAN

PROPOSED MIXED USE COMMERCIAL DEVELOPMENT

LOCATION : CORNER JOONDALUP DRIVE & GHOSTGUM BOULEVARD BANSKIA GROVE

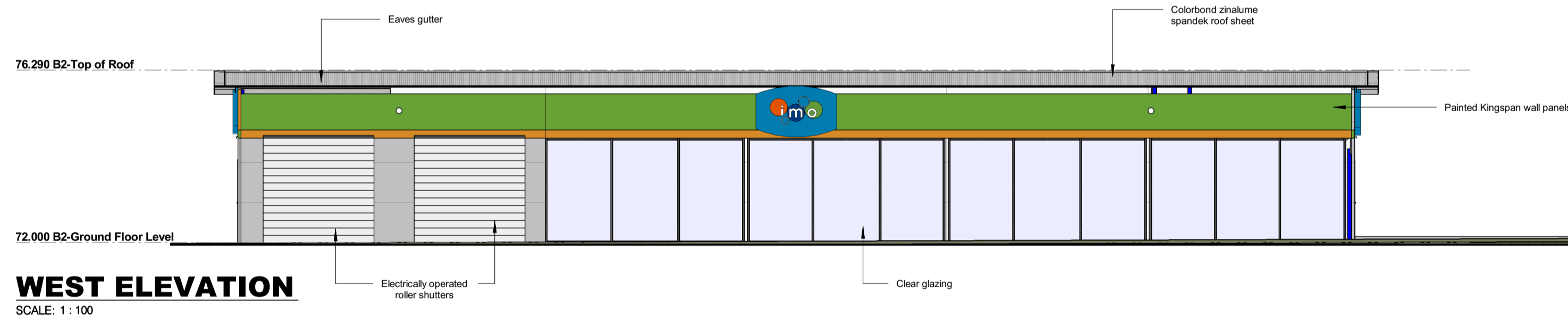
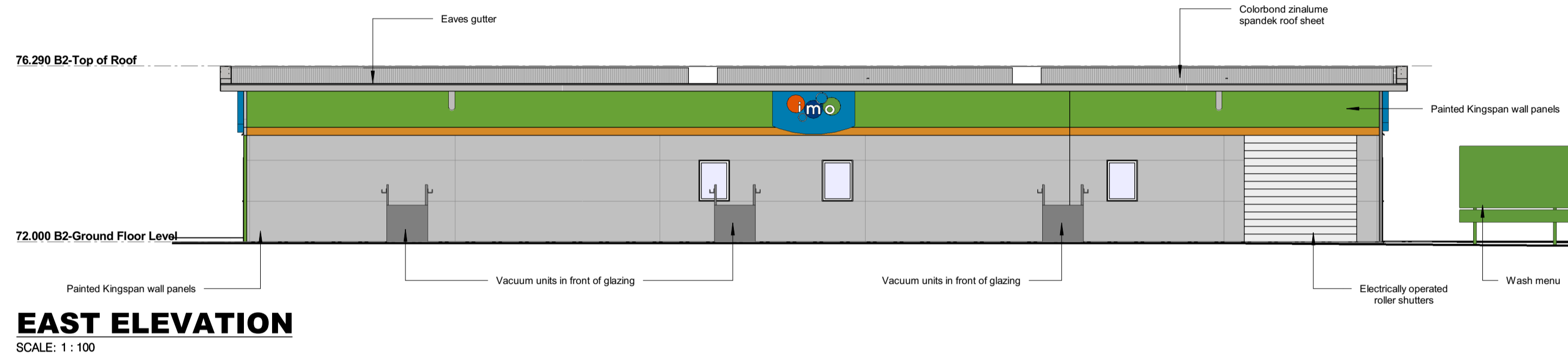
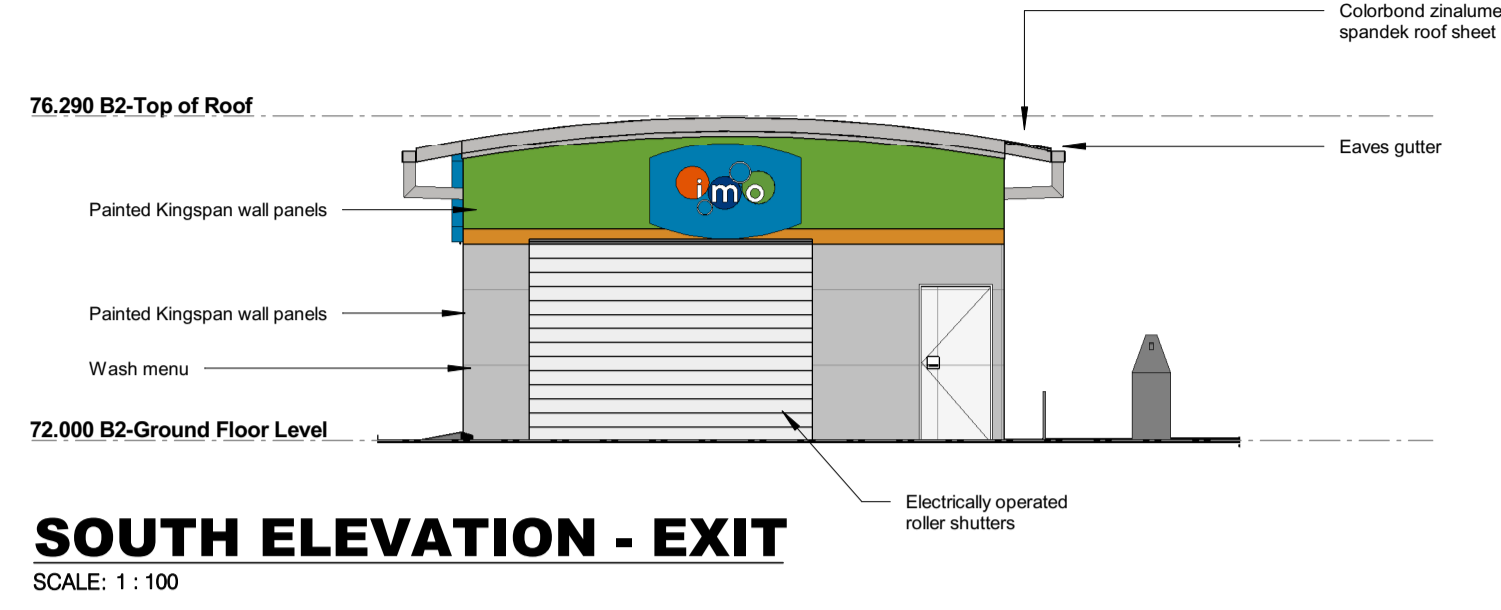
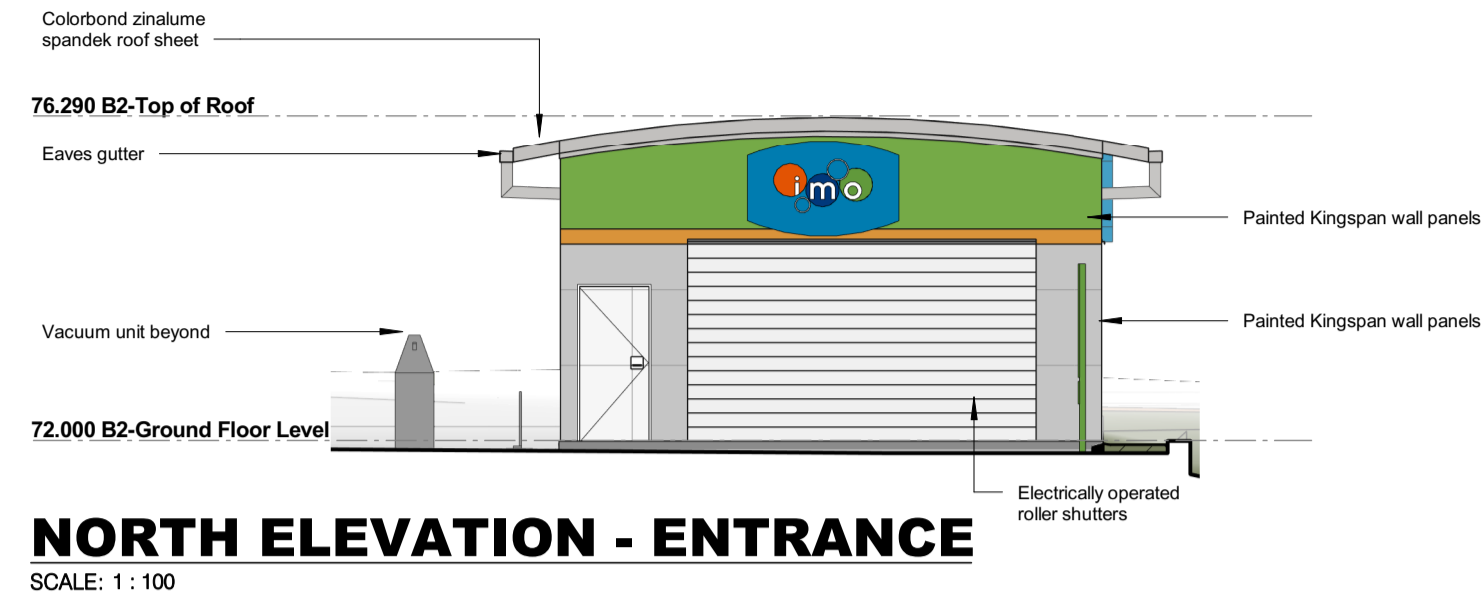
FOR : WOOLWORTHS BY : VEND PROPERTY LTD

PROJECT No 8122
 SKETCH No SK017
 SHEET No A107
 SCALE 1 : 200 @ A1
 DATE SEPTEMBER 2017



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BUILDING 2 - SERVICE STATION ELEVATIONS

PROPOSED MIXED USE COMMERCIAL DEVELOPMENT

LOCATION : CORNER JOONDALUP DRIVE & GHOSTGUM BOULEVARD BANSKIA GROVE

FOR : WOOLWORTHS BY : VEND PROPERTY LTD

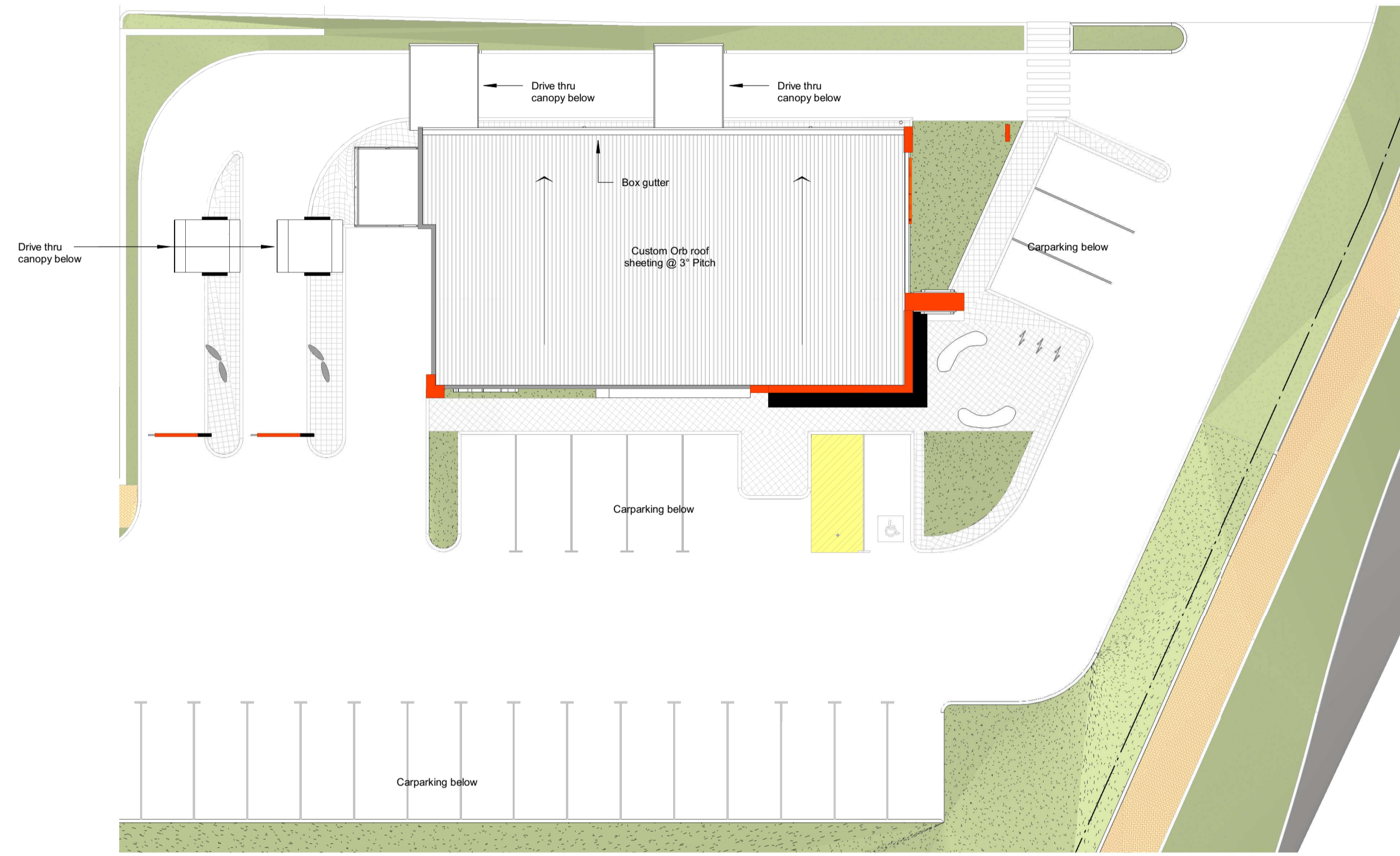
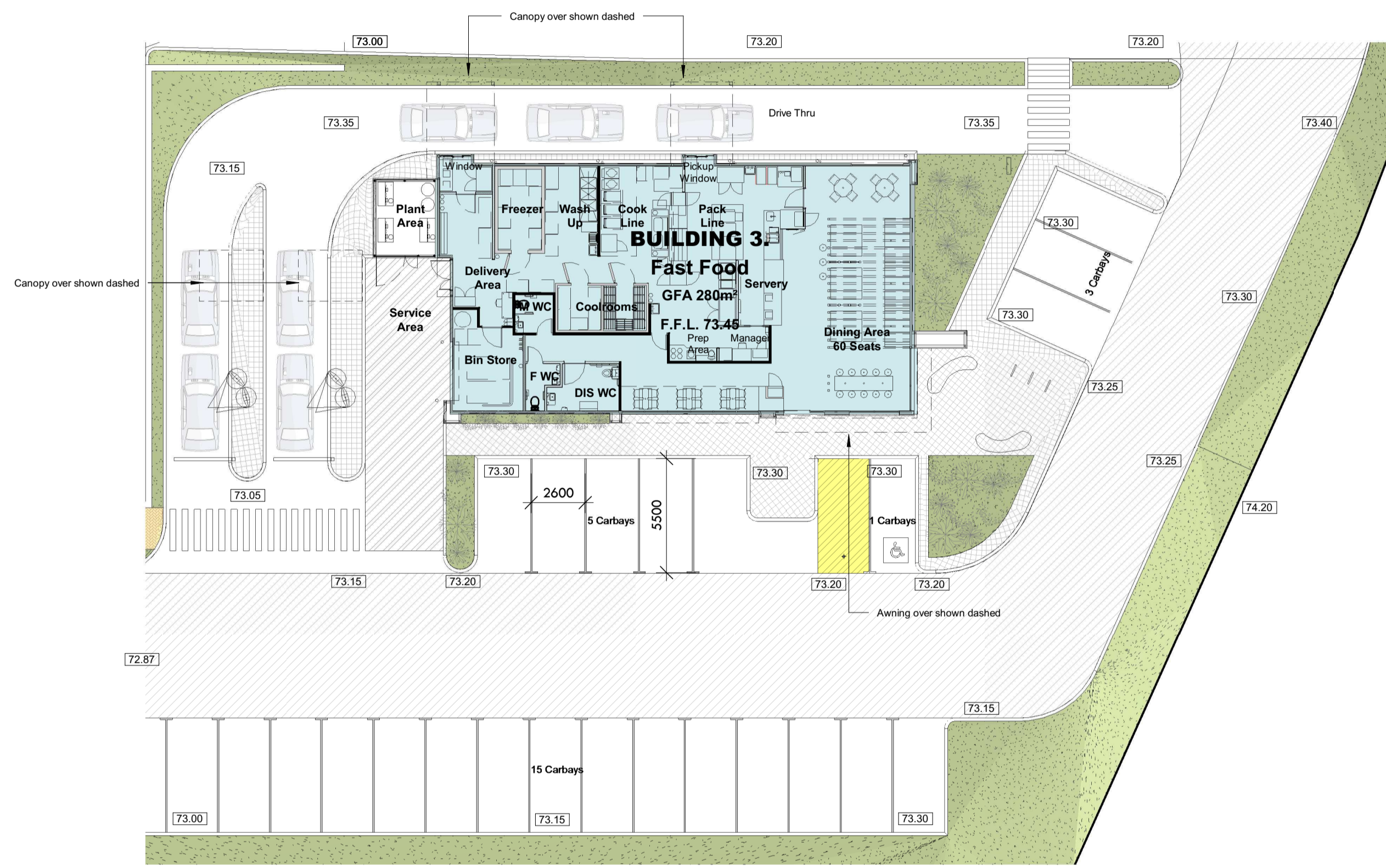
PROJECT No 8122
 SKETCH No SK017
 SHEET No A108
 SCALE 1 : 100 @ A1
 DATE SEPTEMBER 2017



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BUILDING 3 GROUND FLOOR PLAN
SCALE: 1 : 200

BUILDING 3 TOP OF PARAPET
SCALE: 1 : 200

BUILDING 3 - FAST FOOD GROUND FLOOR & ROOF PLAN

PROPOSED MIXED USE COMMERCIAL DEVELOPMENT

LOCATION : CORNER JOONDALUP DRIVE & GHOSTGUM BOULEVARD BANSKIA GROVE

FOR : WOOLWORTHS BY : VEND PROPERTY LTD

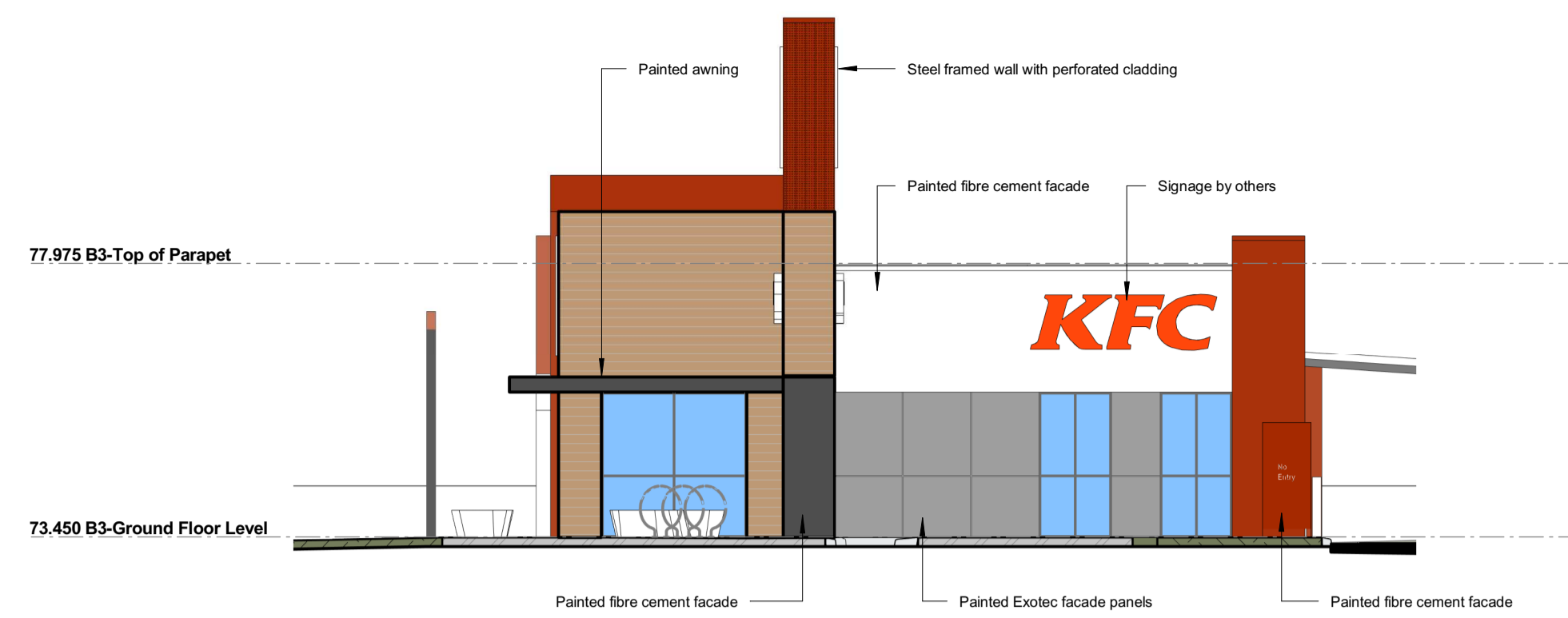
PROJECT No 8122
SKETCH No SK017
SHEET No A109
SCALE 1 : 200 @ A1
DATE SEPTEMBER 2017



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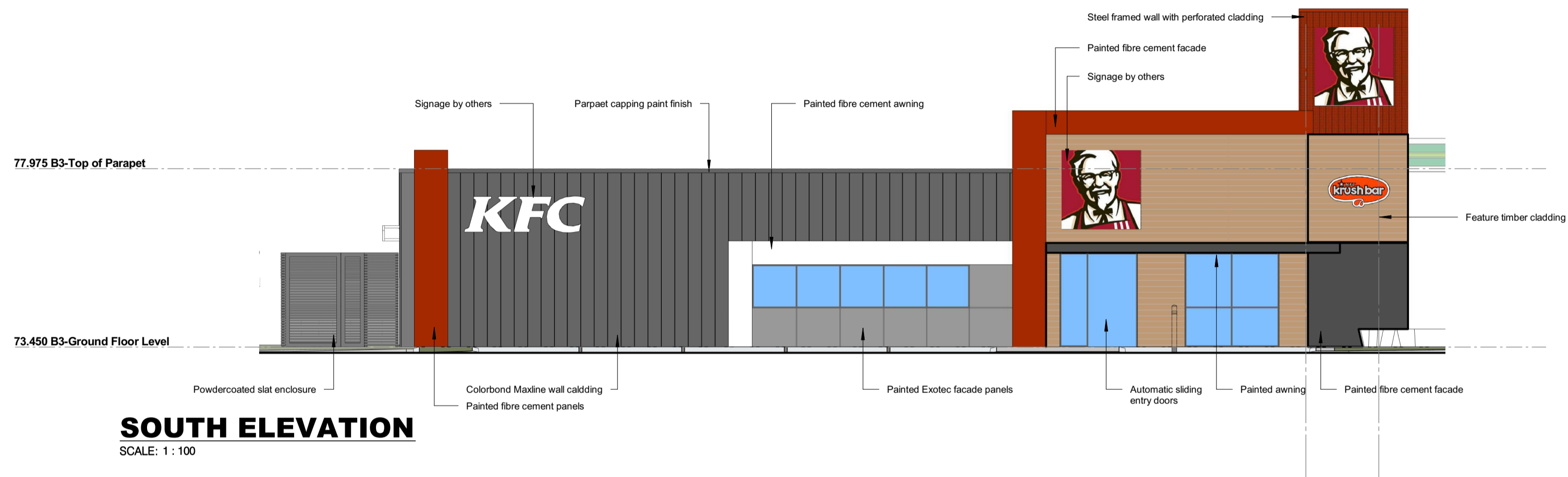
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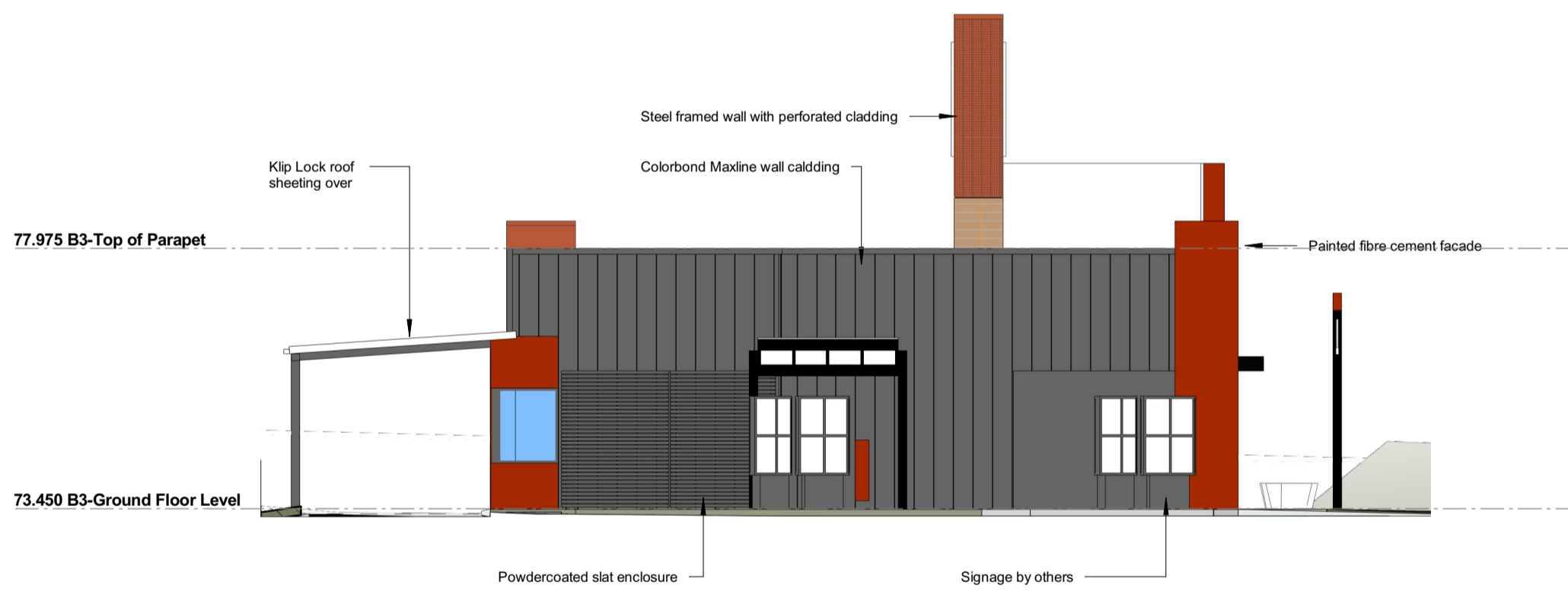
EAST ELEVATION

SCALE: 1 : 100



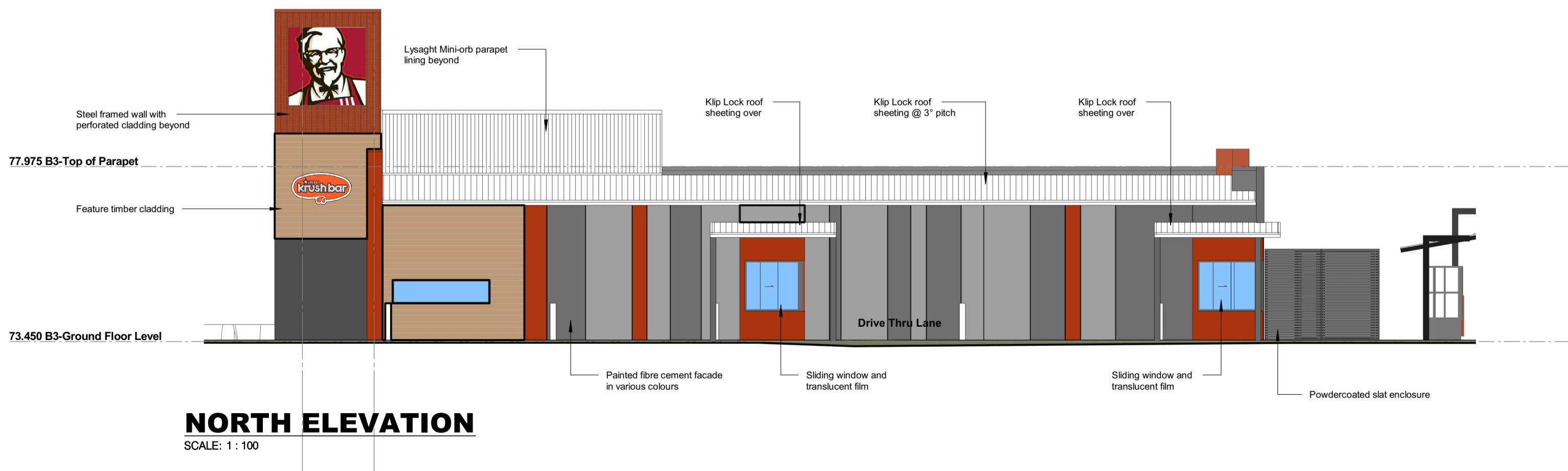
SOUTH ELEVATION

SCALE: 1 : 100



WEST ELEVATION

SCALE: 1 : 100



NORTH ELEVATION

SCALE: 1 : 100

BUILDING 3 - FAST FOOD ELEVATIONS

PROPOSED MIXED USE COMMERCIAL DEVELOPMENT

LOCATION : CORNER JOONDALUP DRIVE & GHOSTGUM BOULEVARD BANSKIA GROVE

FOR : WOOLWORTHS BY : VEND PROPERTY LTD

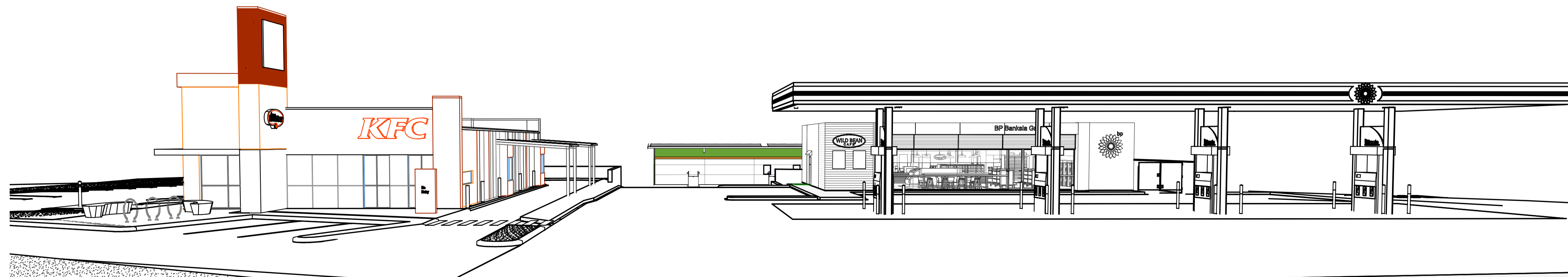
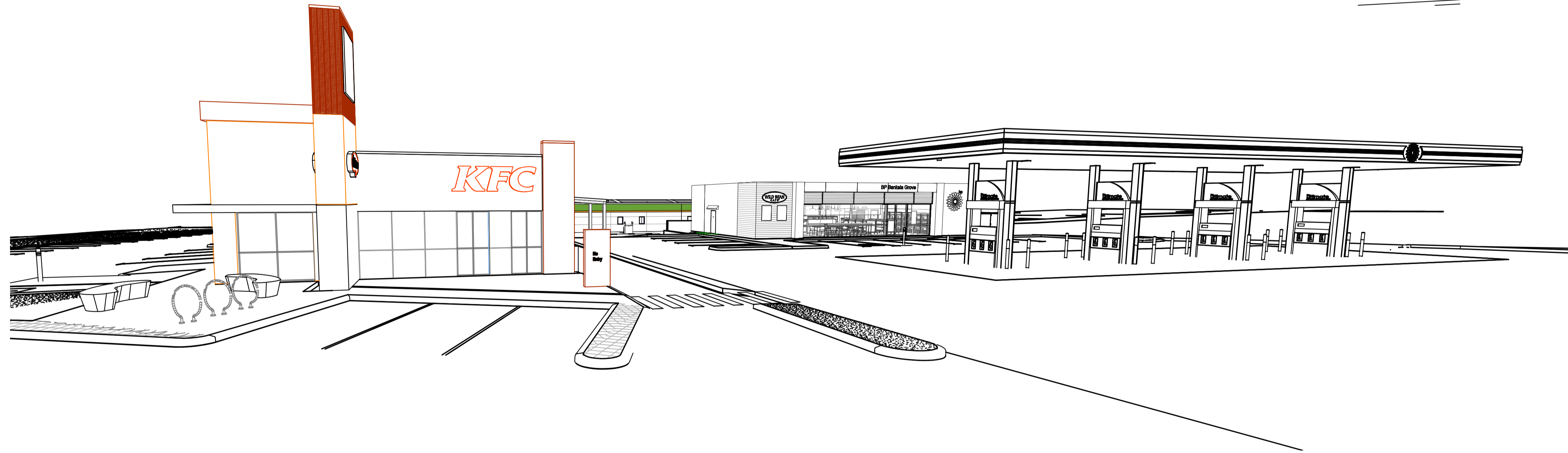
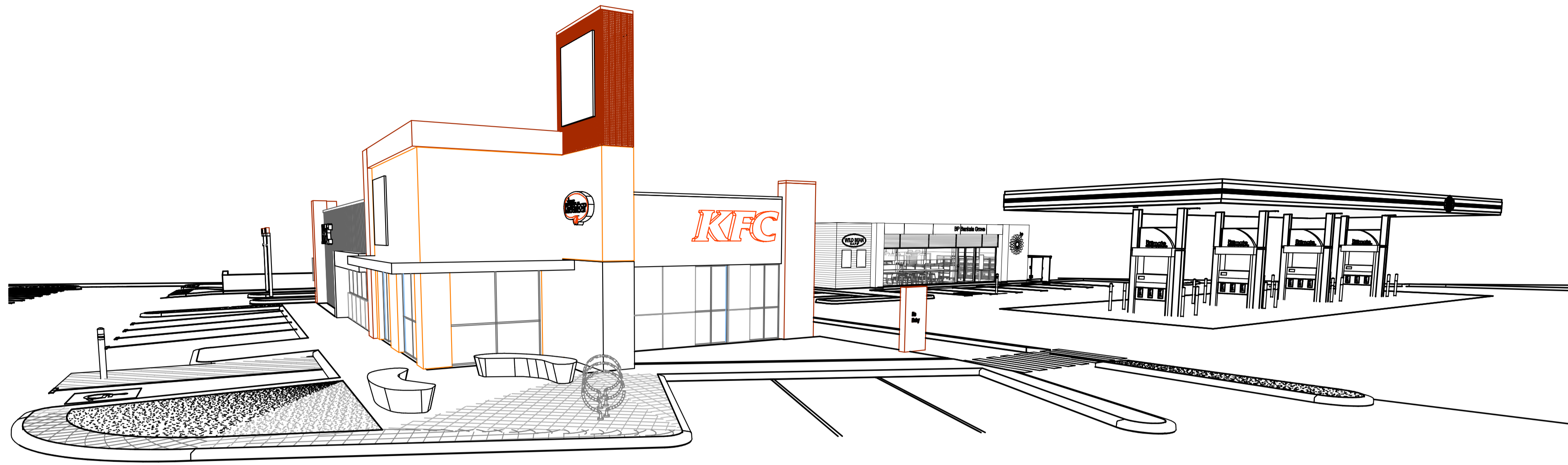
PROJECT No 8122
 SKETCH No SK017
 SHEET No A110
 SCALE 1 : 100 @ A1
 DATE SEPTEMBER 2017



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PERSEPECTIVES VIEWS

PROPOSED MIXED USE COMMERCIAL DEVELOPMENT

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FOR : WOOLWORTHS BY : VEND PROPERTY LTD

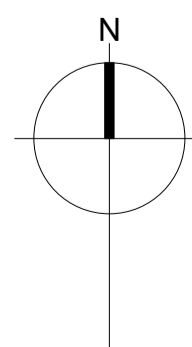
PROJECT No 8122
 SKETCH No SK017
 SHEET No A112
 SCALE @ A1
 DATE SEPTEMBER 2017



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DEVELOPED LOCATION PLAN
SCALE: 1:500



PROPOSED MIXED USE COMMERCIAL DEVELOPMENT

LOCATION : CORNER JOONDALUP DRIVE & GHOSTGUM BOULEVARD BANSKIA GROVE

FOR : WOOLWORTHS BY : VEND PROPERTY LTD

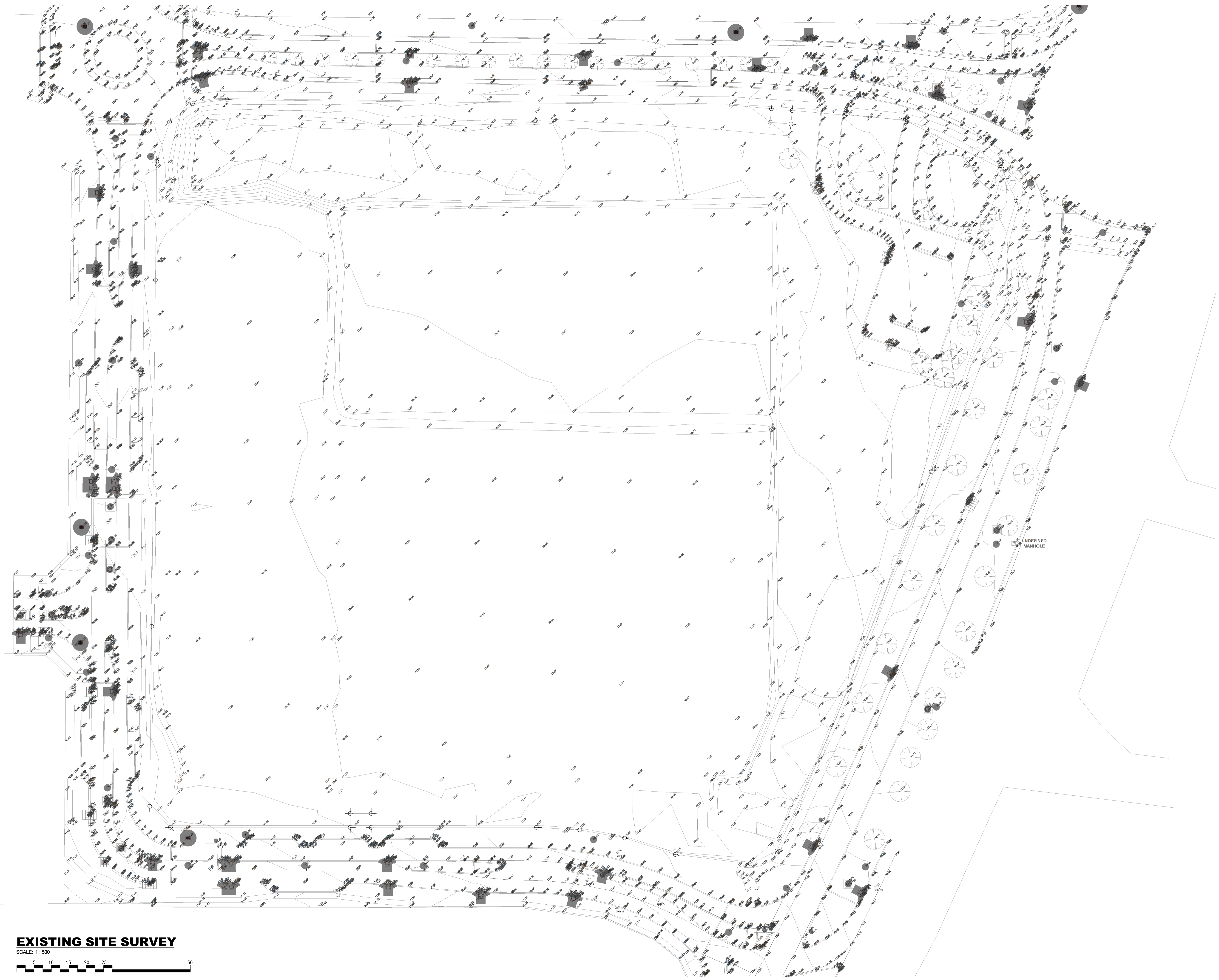
PROJECT No 8122
 SKETCH No SK017
 SHEET No A102
 SCALE 1 : 500 @ A1
 DATE SEPTEMBER 2017



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EXISTING SITE SURVEY

SCALE: 1 : 500
 5 10 15 20 25 50

PROPOSED MIXED USE COMMERCIAL DEVELOPMENT

LOCATION : CORNER JOONDALUP DRIVE & GHOSTGUM BOULEVARD BANSKIA GROVE

FOR : WOOLWORTHS BY : VEND PROPERTY LTD

PROJECT No 8122
 SKETCH No SK017
 SHEET No A103
 SCALE 1 : 500 @ A1
 DATE SEPTEMBER 2017



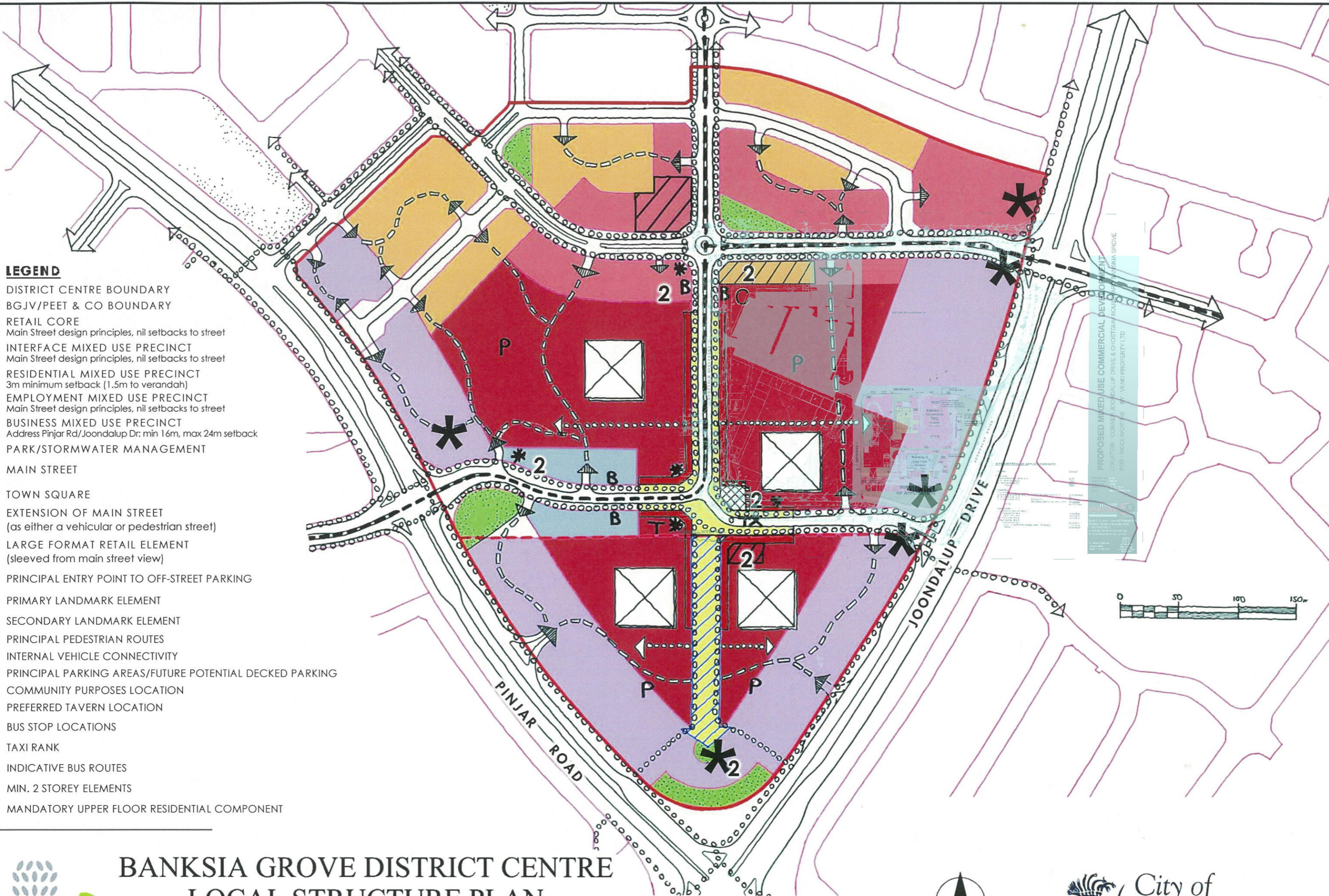
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LEGEND

- DISTRICT CENTRE BOUNDARY
- BGJV/PEET & CO BOUNDARY
- RETAIL CORE
Main Street design principles, nil setbacks to street
- INTERFACE MIXED USE PRECINCT
Main Street design principles, nil setbacks to street
- RESIDENTIAL MIXED USE PRECINCT
3m minimum setback (1.5m to verandah)
- EMPLOYMENT MIXED USE PRECINCT
Main Street design principles, nil setbacks to street
- BUSINESS MIXED USE PRECINCT
Address Pinjar Rd/Joondalup Dr: min 16m, max 24m setback
- PARK/STORMWATER MANAGEMENT
- MAIN STREET
- TOWN SQUARE
- EXTENSION OF MAIN STREET
(as either a vehicular or pedestrian street)
- LARGE FORMAT RETAIL ELEMENT
(sleeved from main street view)
- PRINCIPAL ENTRY POINT TO OFF-STREET PARKING
- PRIMARY LANDMARK ELEMENT
- SECONDARY LANDMARK ELEMENT
- PRINCIPAL PEDESTRIAN ROUTES
- INTERNAL VEHICLE CONNECTIVITY
- PRINCIPAL PARKING AREAS/FUTURE POTENTIAL DECKED PARKING
- COMMUNITY PURPOSES LOCATION
- PREFERRED TAVERN LOCATION
- BUS STOP LOCATIONS
- TAXI RANK
- INDICATIVE BUS ROUTES
- MIN. 2 STOREY ELEMENTS
- MANDATORY UPPER FLOOR RESIDENTIAL COMPONENT



PROPOSED MIXED USE COMMERCIAL DEVELOPMENT
 LOCATION: CORNER JOONDALUP DRIVE & GHOSTGUM BOULEVARD, BANKSIA GROVE
 FOR: WOOLWORTHS BY VENDOR PROPERTY LTD



BANKSIA GROVE DISTRICT CENTRE
LOCAL STRUCTURE PLAN
CITY OF WANNEROO
PLAN 1: STRUCTURE PLAN

AMENDMENT No. 2



NOV 2014

981-159G