

BUTLER BOULEVARD

ULVERSTON WAY

PROPOSED  
FAST FOOD  
DEVELOPMENT

FUTURE DEVELOPMENT  
NOT PART OF THIS APPLICATION

CAMBORNE PARKWAY

DEVELOPMENT PLAN  
SCALE: 1:300

**PROPOSED FAST FOOD DEVELOPMENT**  
LOCATION: PART LOT 2076, Butler Boulevard, Butler  
FOR: SHIMAL REALSTAR PTY LTD BY: VEND PROPERTY

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1:300 @ B1

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**Site Criteria**

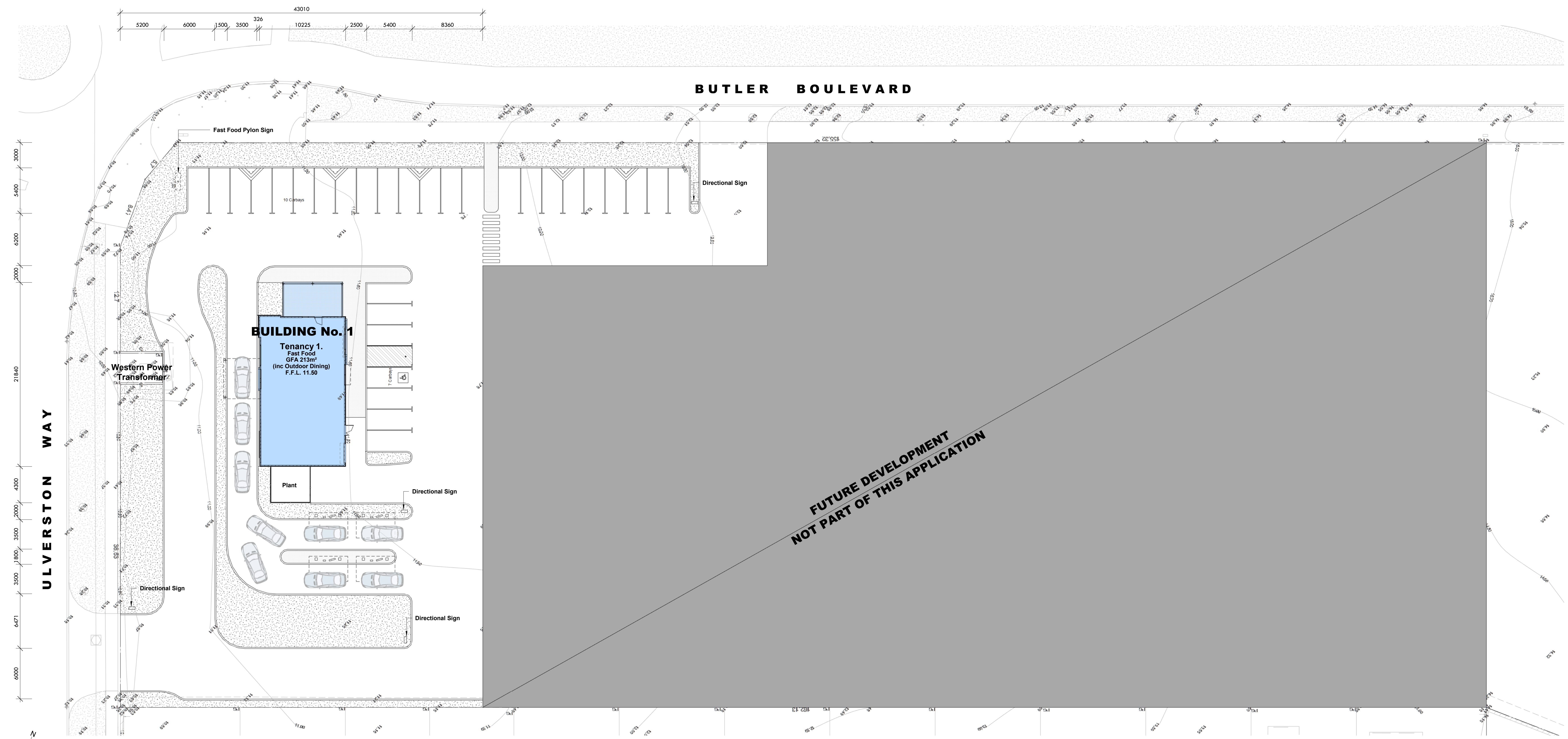
**Part Lot 2076**

1. Site Area	3,325m <sup>2</sup>
2. L/Scape	206m <sup>2</sup>
a. Required 8%	
b. Provided	711m <sup>2</sup> or 21.4% of Site
Soft L/Scape	133m <sup>2</sup> or 4% of Site
Hard L/Scape	844m <sup>2</sup> or 25.4% of Site
TOTAL	
3. Building 1 Floor Area	213m <sup>2</sup>
a. Tenancy 1	
4. Carparking	
Cars Required Floor Area	
a. Take-Away - 1/4 People seated area @ -60	15 Cars
7/100m <sup>2</sup> Non-Seated area @ 115m <sup>2</sup>	8 Cars
TOTAL	23 Cars
Cars Provided - On Grade Drive Thru	30 Cars
TOTAL	38 Cars

**Landscaping**  
 A. Hard Landscaping  
 Defined as paved walkways either open or covered.  
 B. Soft Landscaping  
 Defined as vegetative landscaping.

**Gross Floor Area - GFA**  
 A. All Floor Areas on this plan are shown as GROSS FLOOR AREA.  
 Unless otherwise noted as Net Floor Area.  
 B. Definition of Gross Floor Area is defined as:  
 i. 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.  
 ii. 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.

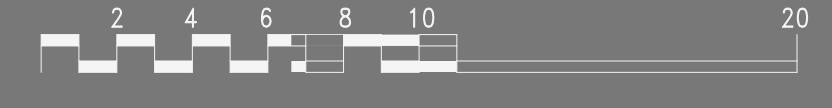


**PROPOSED FAST FOOD SITE PLAN**  
 SCALE: 1 : 200

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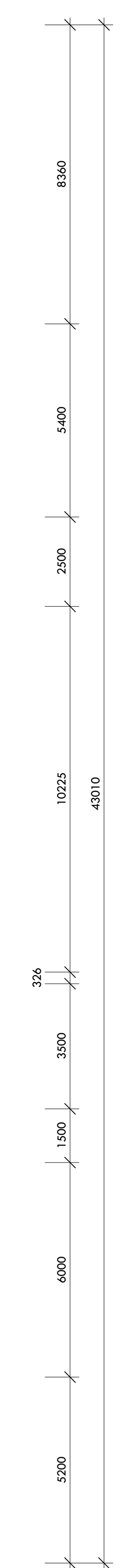
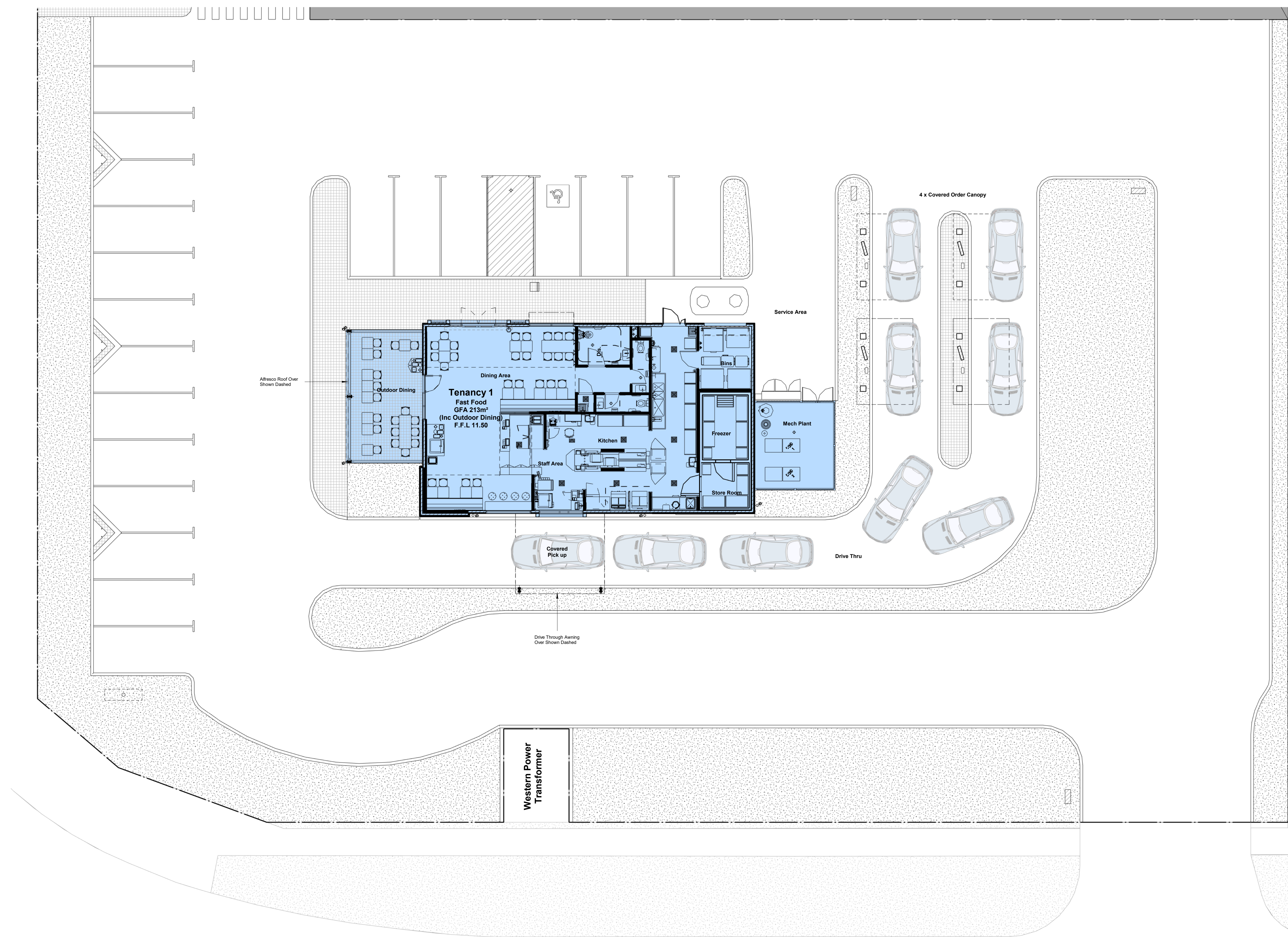
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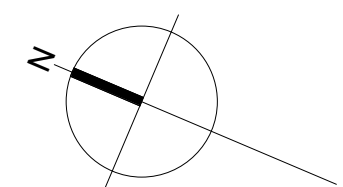


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ULVERSTON WAY



**PROPOSED FAST FOOD FLOOR PLAN**

SCALE: 1:100

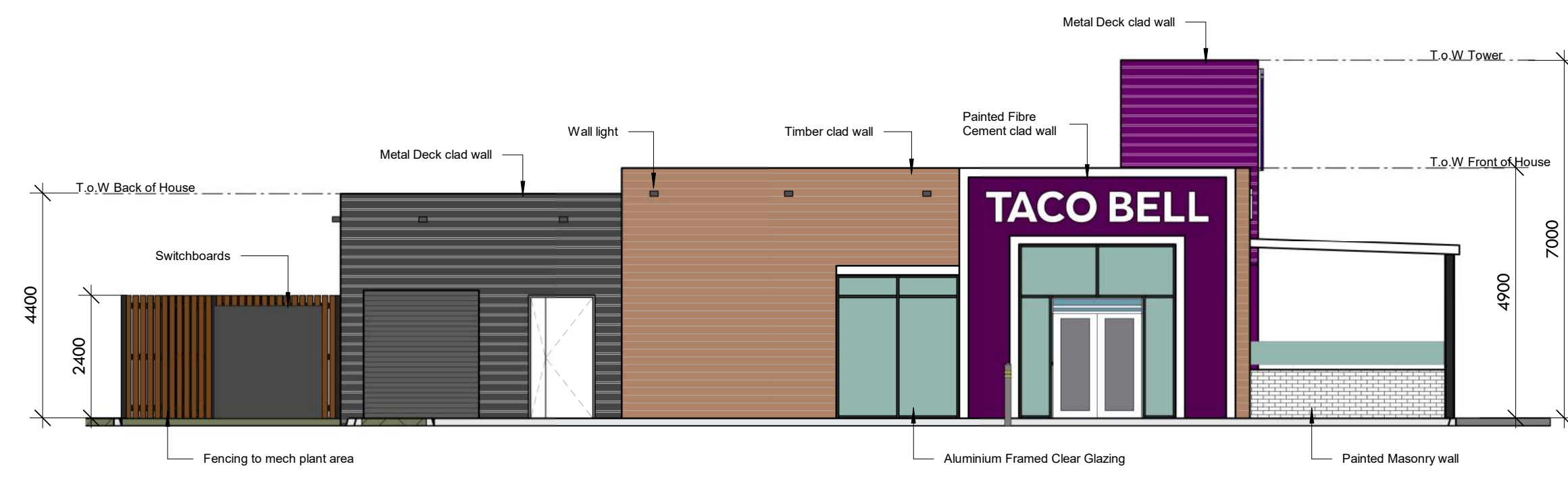
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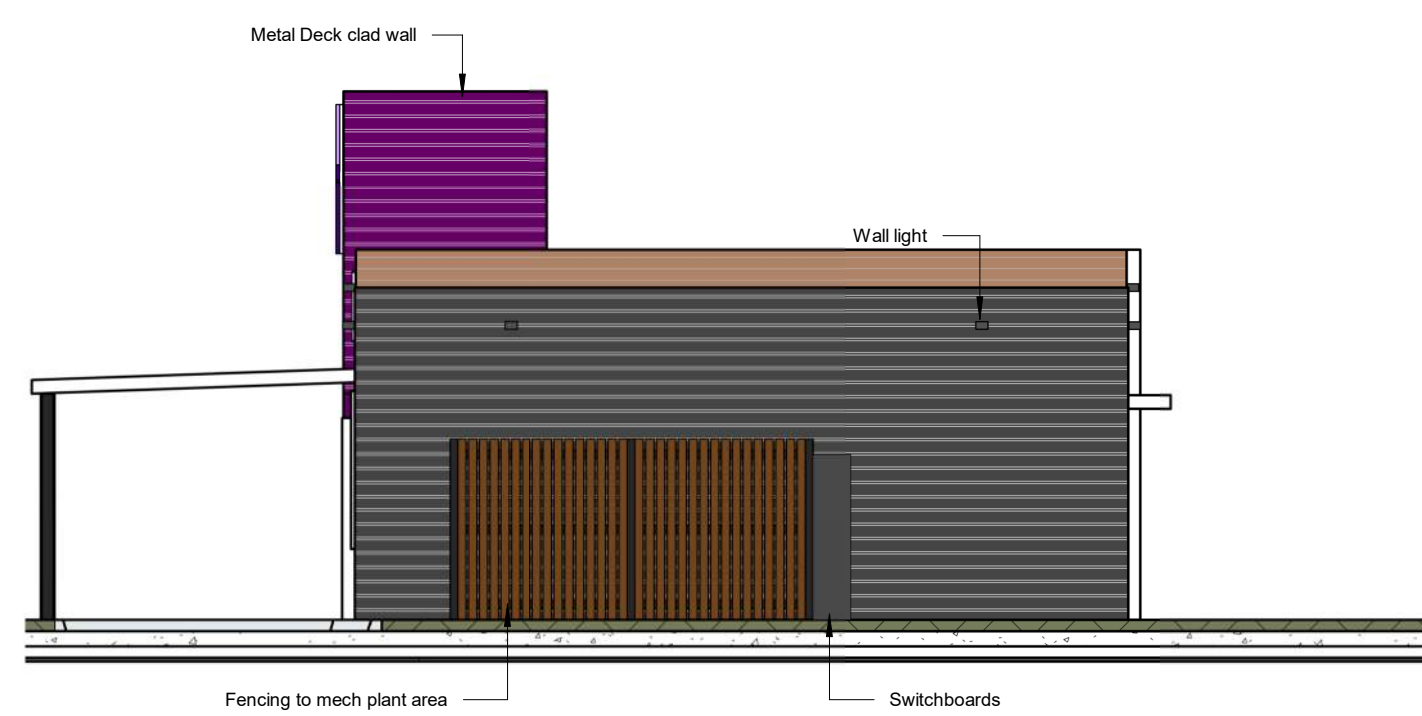
**BUILDING 1 - EAST ELEVATION**

SCALE: 1:100



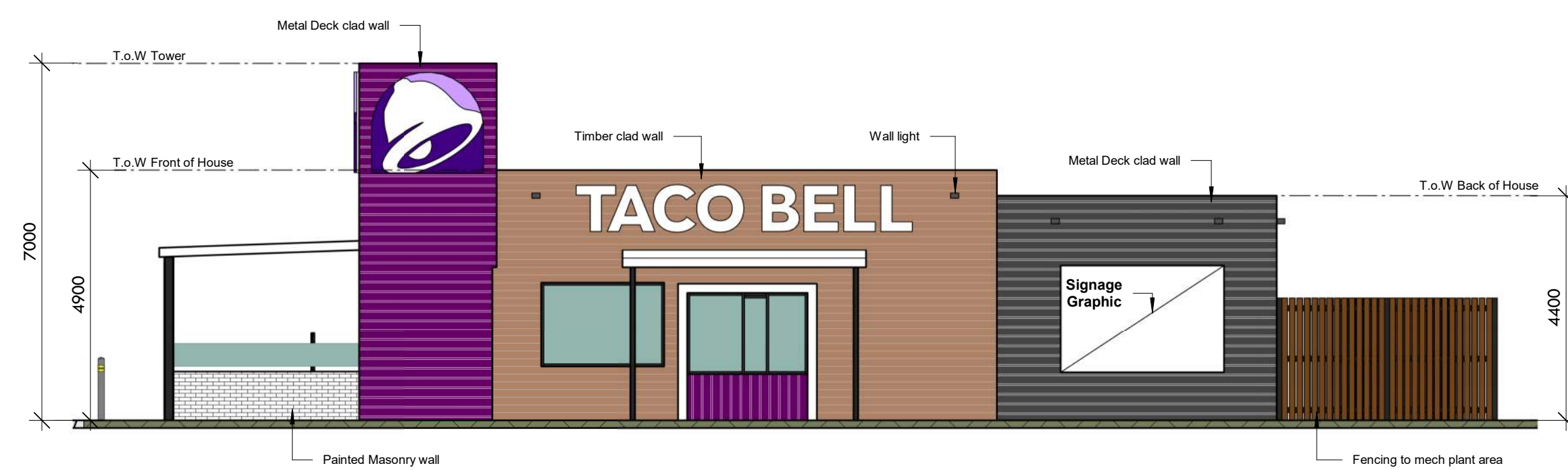
**BUILDING 1 - NORTH ELEVATION (BUTLER BOULEVARD)**

SCALE: 1:100



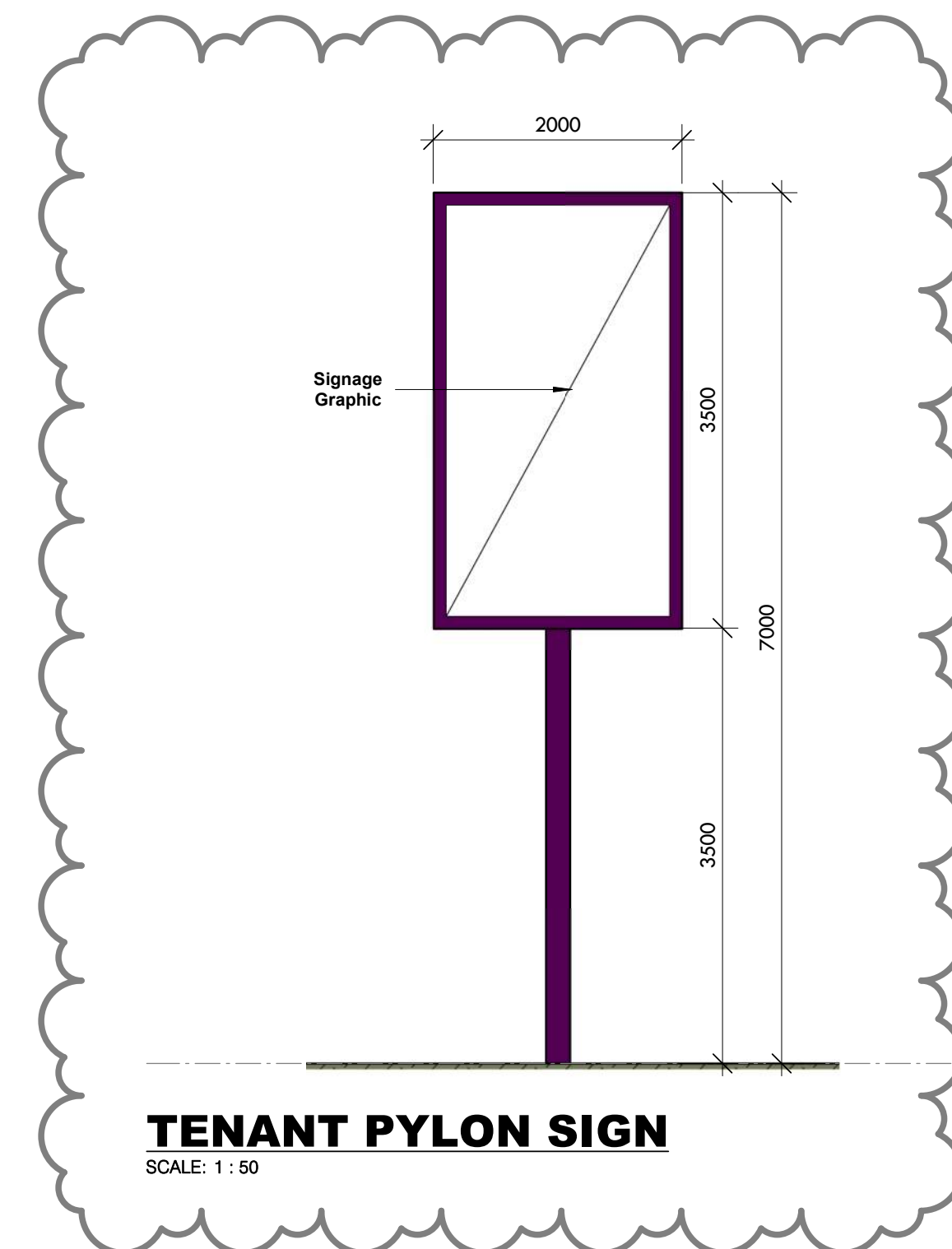
**BUILDING 1 - SOUTH ELEVATION**

SCALE: 1:100



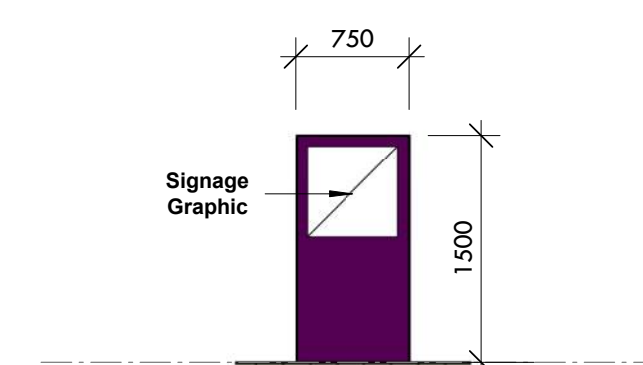
**BUILDING 1 - WEST ELEVATION (ULVERSTON WAY)**

SCALE: 1:100



**TENANT PYLON SIGN**

SCALE: 1:50



**TENANT SIGN**

SCALE: 1:50

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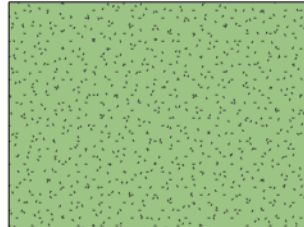
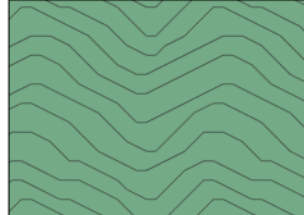
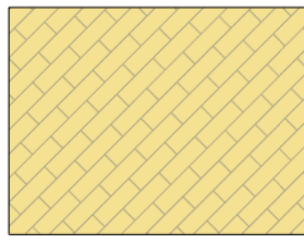
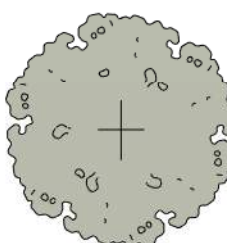
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**LANDSCAPE LEGEND**

-  **LOW PLANTING MIX**  
(Ground Cover & Shrubbery, Low Level to Unimpede Corner Sight)
-  **LOW HEDGING MIX**  
(Low to Medium Box Hedge Shrubbery)
-  **BRICK PAVING**
-  **SELECTED TREE**

**TREE OPTIONS**



**Eucalyptus Torquata (Coral Gum)**  
 -Small to medium sized native Western Australian tree.  
 -Green grey foliage with distinctive Coral-pink flower.  
 -Can survive without irrigation once established.

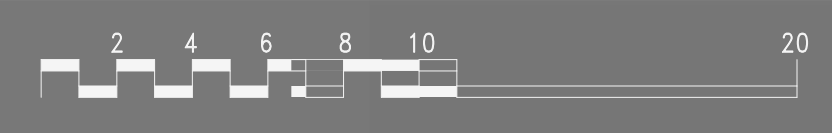


**Corymbia Ficifolia (Red-flowering Gum)**  
 -Small to medium sized native Western Australian tree.  
 -Dark green foliage with distinctive Red gum flower.  
 -Can survive without irrigation once established.

 **LANDSCAPE PLAN**  
SCALE: 1:200

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