

# PROPOSED FAST FOOD DEVELOPMENT STAGE 2

LOCATION: PART LOT 2076, Butler Boulevard, Butler

FOR: SHIMAL REALSTAR PTY LTD BY: VEND PROPERTY



**PRELIMINARY**



Location Plan

SCALE: 1:500

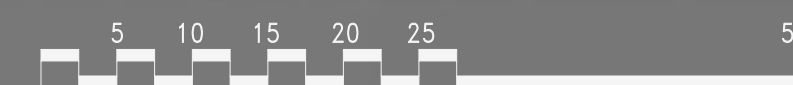
**PRELIMINARY**

**PROPOSED FAST FOOD DEVELOPMENT STAGE 2**  
LOCATION: PART LOT 2076, Butler Boulevard, Butler  
FOR: SHIMAL REALSTAR PTY LTD BY: VEND PROPERTY

SK004  
03.06.2022  
01  
1:500 @ B1

8890

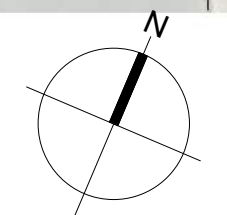
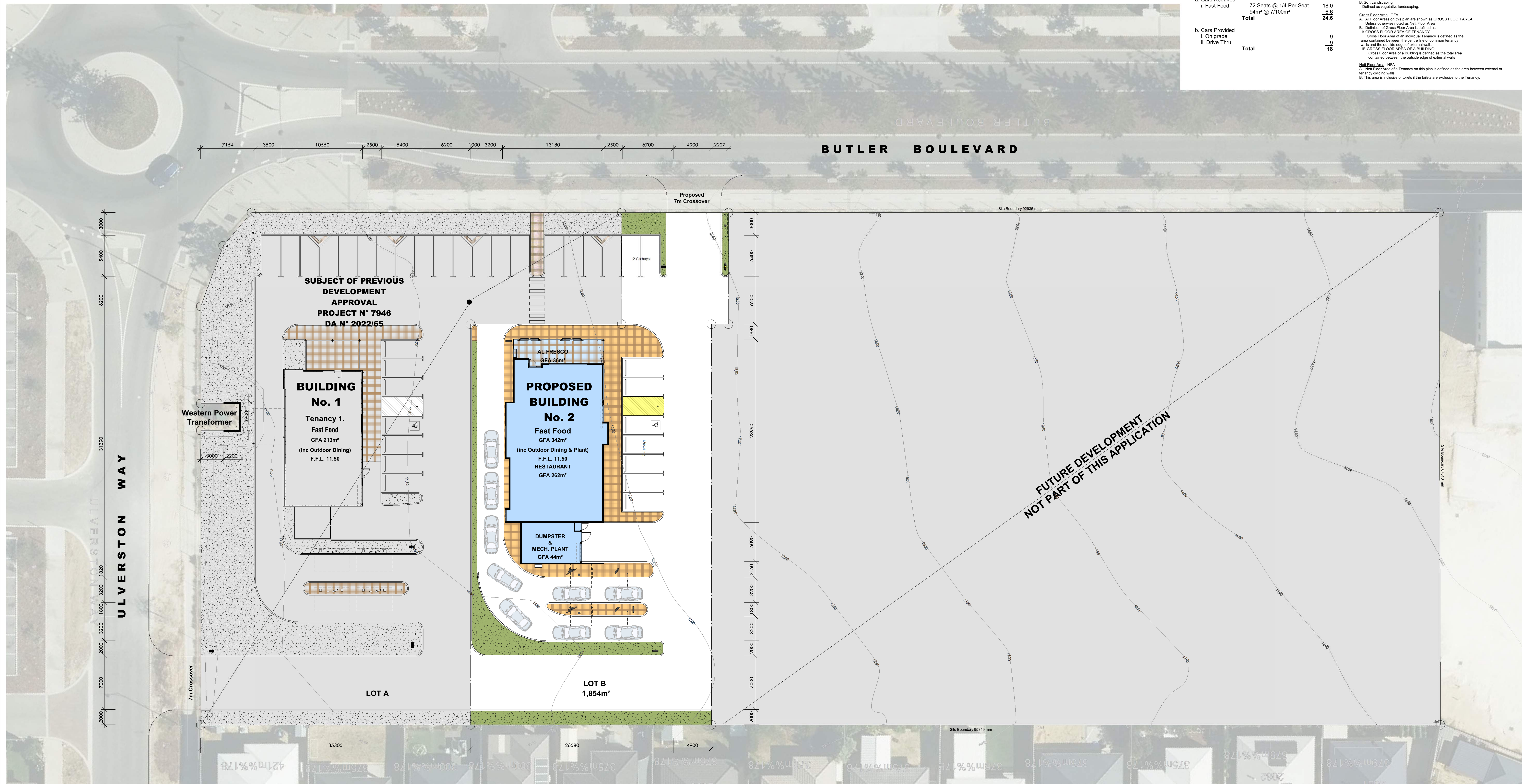
**meyer shircore** 55 YEARS  
architects 1963 | 2018



© Meyer Shircore & Associates ACN 115 189 216  
Suite 2, Ground Floor, 437 Roberts Road Subiaco WA 6008  
PO Box 1294 Subiaco WA 6904  
t: 08 9381 8511 e: msa@meyershircore.com.au

**SITE CRITERIA LOT B**

<b>1. Site Area</b>		<b>1,854m<sup>2</sup></b>		<b>5. Composite Parking</b>	
a. Required				a. Required	
<b>2. Landscaping</b>	8% Of Soft Landscaping	<b>155m<sup>2</sup></b>		i. Lot A	23.0
a. Required				ii. Lot B	23.6
b. Provided Soft		<b>173m<sup>2</sup></b>		<b>Total</b>	<b>47.6</b>
<b>3. Floor Area (GFA)</b>				b. Provided	
a. Fast Food		<b>342m<sup>2</sup></b>		i. Lot A	34
<b>Total</b>		<b>342m<sup>2</sup></b>		ii. Lot B	18
				<b>Total</b>	<b>52</b>
<b>4. Carparking</b>				<b>Carbays</b>	
a. Cars Required				<b>Landscaping</b>	
i. Fast Food	72 Seats @ 1/4 Per Seat	18.0		A. Hard Landscaping	Defined as paved walkways either open or covered.
	94m <sup>2</sup> @ 7/100m <sup>2</sup>	6.6		B. Soft Landscaping	Defined as vegetative landscaping.
<b>Total</b>		<b>24.6</b>		<b>Gross Floor Area - GFA</b>	
b. Cars Provided				A. All Floor Areas on this plan are shown as GROSS FLOOR AREA.	
i. On grade		9		Unless otherwise noted as Net Floor Area.	
ii. Drive Thru		18		B. Definition of Gross Floor Area is defined as:	
<b>Total</b>		<b>18</b>		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.	
				<b>Net Floor Area - NFA</b>	
				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.	



**SITE PLAN - STAGE 2**  
SCALE: 1:200

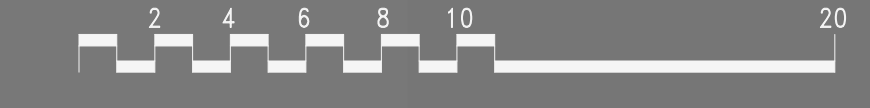
**PRELIMINARY**

**PROPOSED FAST FOOD DEVELOPMENT STAGE 2**  
LOCATION: PART LOT 2076, Butler Boulevard, Butler  
FOR: SHIMAL REALSTAR PTY LTD BY: VEND PROPERTY

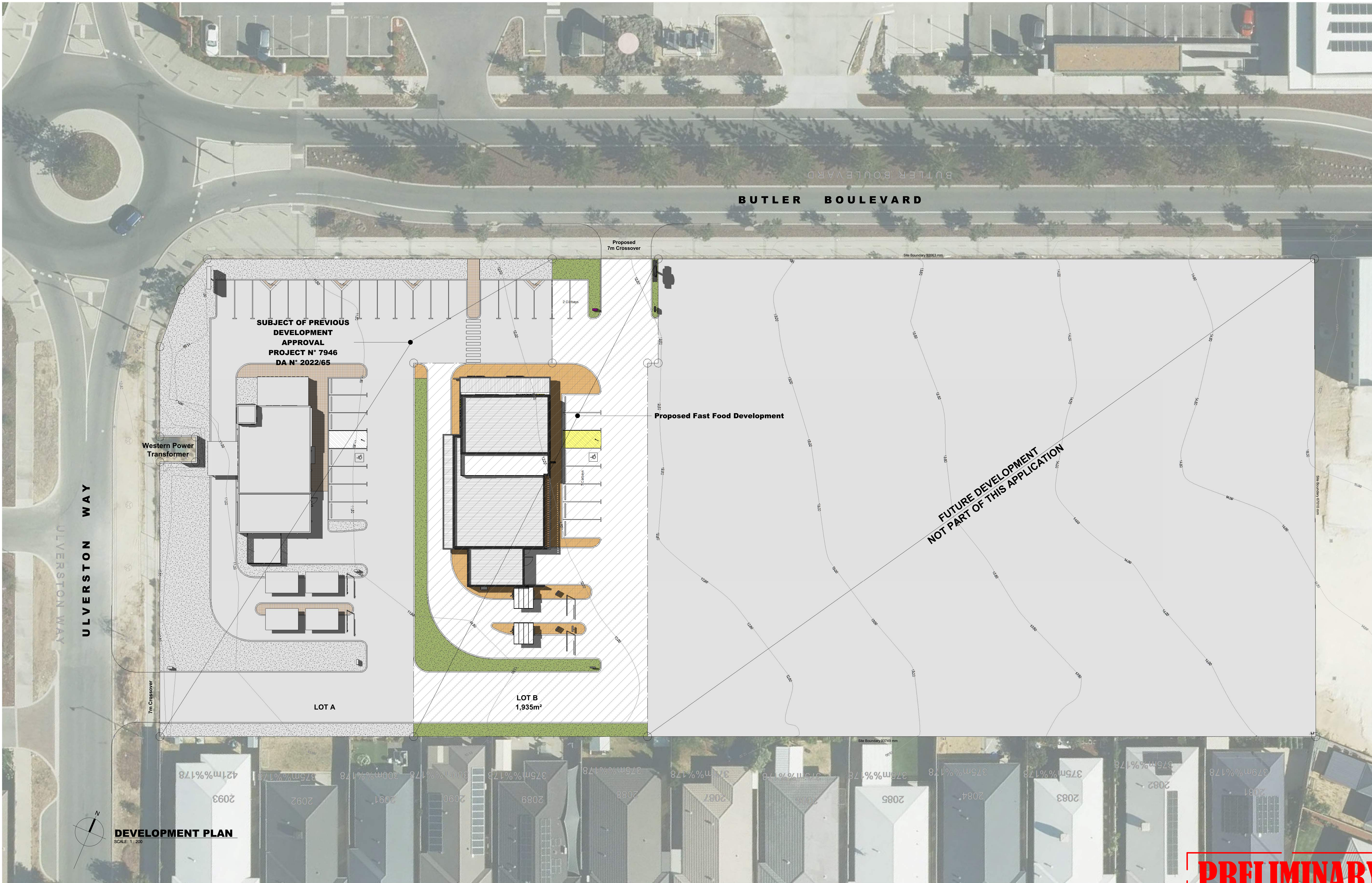
SK005  
05.08.2022  
04  
As indicated @ B1

**8890**

**meyer shircore 55**  
architects 1963 | 2018  
YEARS



© Meyer Shircore & Associates ACN 115 189 216  
Suite 2, Ground Floor, 437 Roberts Road Subiaco WA 6008  
t: 08 9381 8511 e: msa@meyershircore.com.au



SUBJECT OF PREVIOUS  
DEVELOPMENT  
APPROVAL  
PROJECT N° 7946  
DA N° 2022/65

Western Power  
Transformer

Proposed Fast Food Development

FUTURE DEVELOPMENT  
NOT PART OF THIS APPLICATION

LOT A

LOT B  
1,935m²

DEVELOPMENT PLAN  
SCALE: 1:200

**PRELIMINARY**

**PROPOSED FAST FOOD DEVELOPMENT STAGE 2**  
LOCATION: PART LOT 2076, Butler Boulevard, Butler  
FOR: SHIMAL REALSTAR PTY LTD BY: VEND PROPERTY

SK004  
03.06.2022  
02  
1:200 @ B1

8890

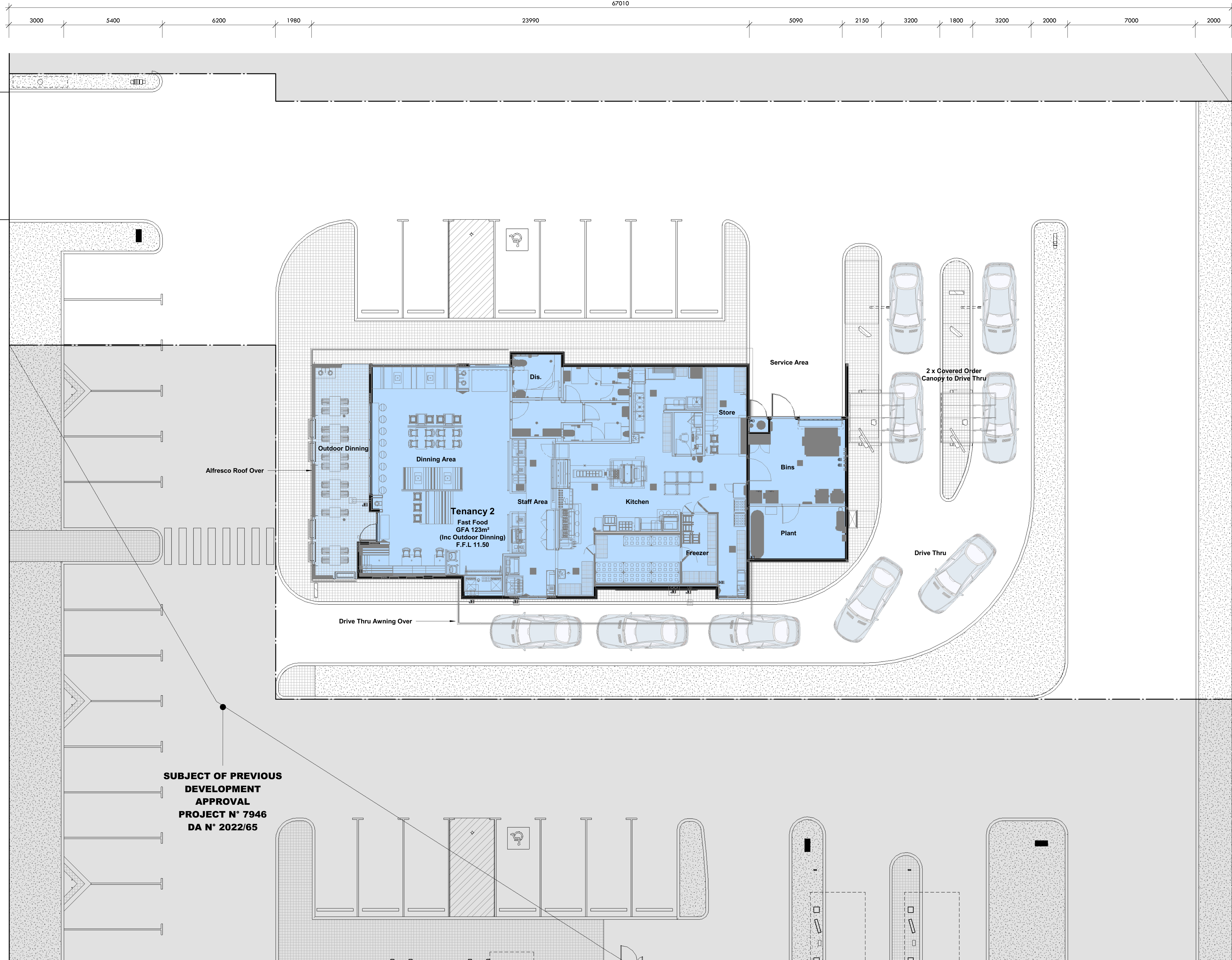
**meyer shircore** 55 YEARS  
architects 1963|2018

© Meyer Shircore & Associates ACN 115 189 216  
Suite 2, Ground Floor, 437 Roberts Road Subiaco WA 6008  
PO Box 1294 Subiaco WA 6904  
t: 08 9381 8511 e: msa@meyershircore.com.au

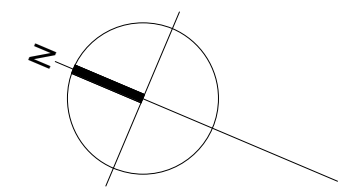
BUTLER BOULEVARD

14873  
1873  
5000  
7000  
1000

Proposed  
7m Crossover



SUBJECT OF PREVIOUS  
DEVELOPMENT  
APPROVAL  
PROJECT N° 7946  
DA N° 2022/65



**PROPOSED FAST FOOD FLOOR PLAN**

SCALE: 1 : 100

**PROPOSED FAST FOOD DEVELOPMENT STAGE 2**  
LOCATION: PART LOT 2076, Butler Boulevard, Butler  
FOR: SHIMAL REALSTAR PTY LTD BY: VEND PROPERTY

SK004  
03.06.2022  
05  
1 : 100 @ B1

8890

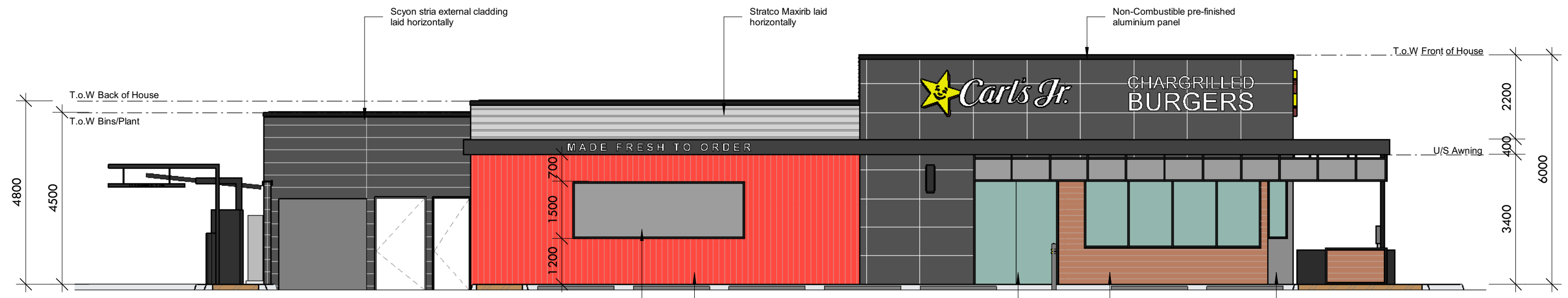


**PRELIMINARY**

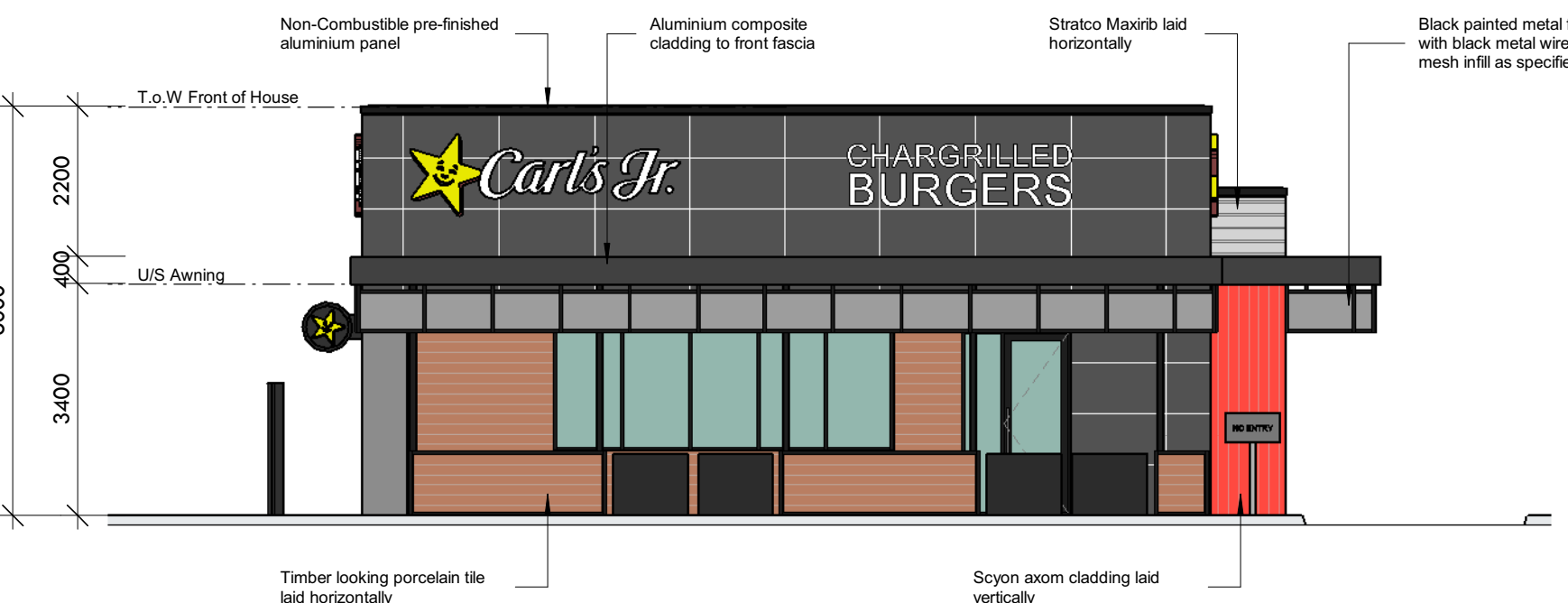
meyer **5**  
shircore architects 1963 | 2018

© Meyer Shircore & Associates ACN 115 189 216  
Suite 2, Ground Floor, 437 Roberts Road Subiaco WA 6008  
PO Box 1294 Subiaco WA 6904  
t: 08 9381 8511 e: msa@meyershircore.com.au

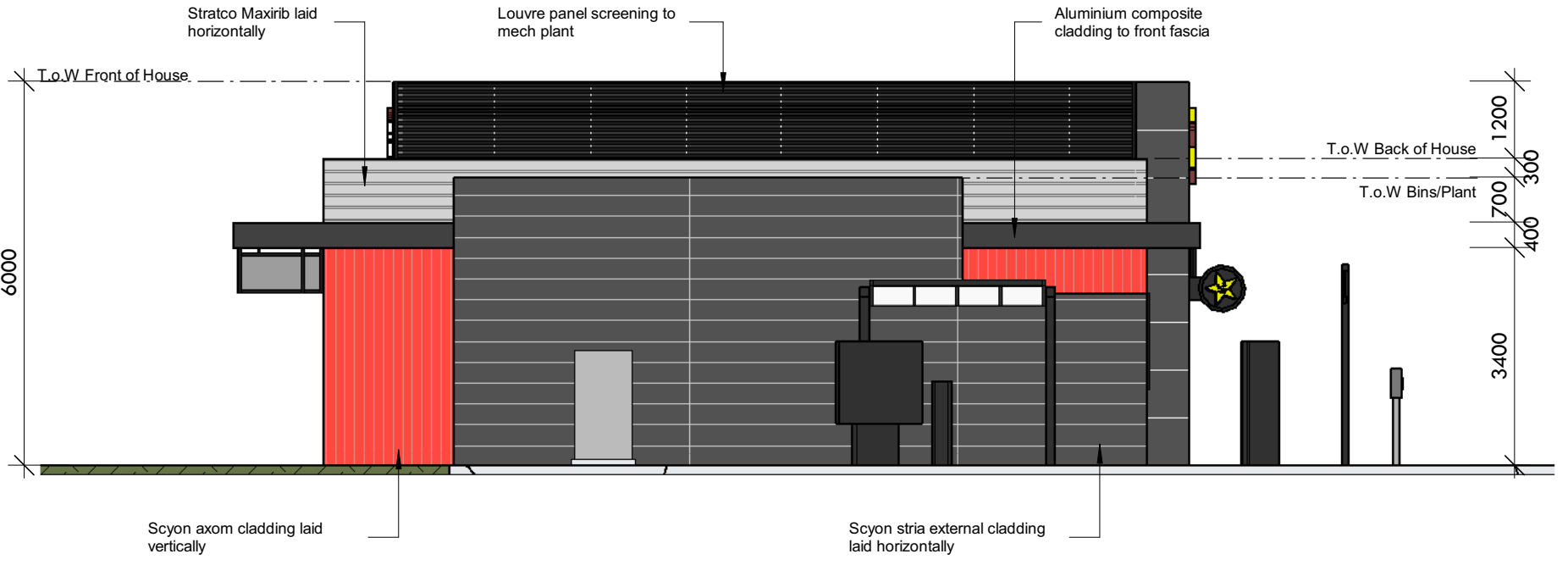




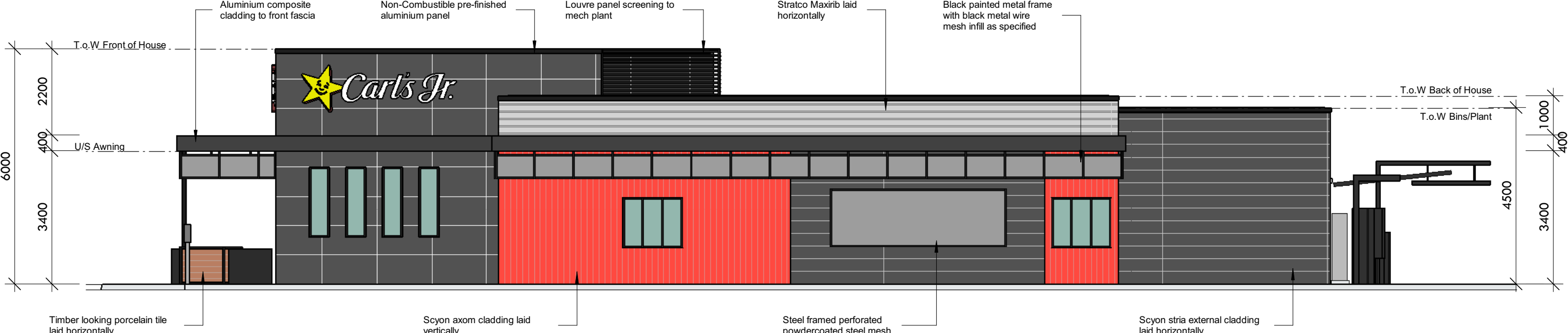
**BUILDING 2 - EAST ELEVATION**  
SCALE: 1: 100



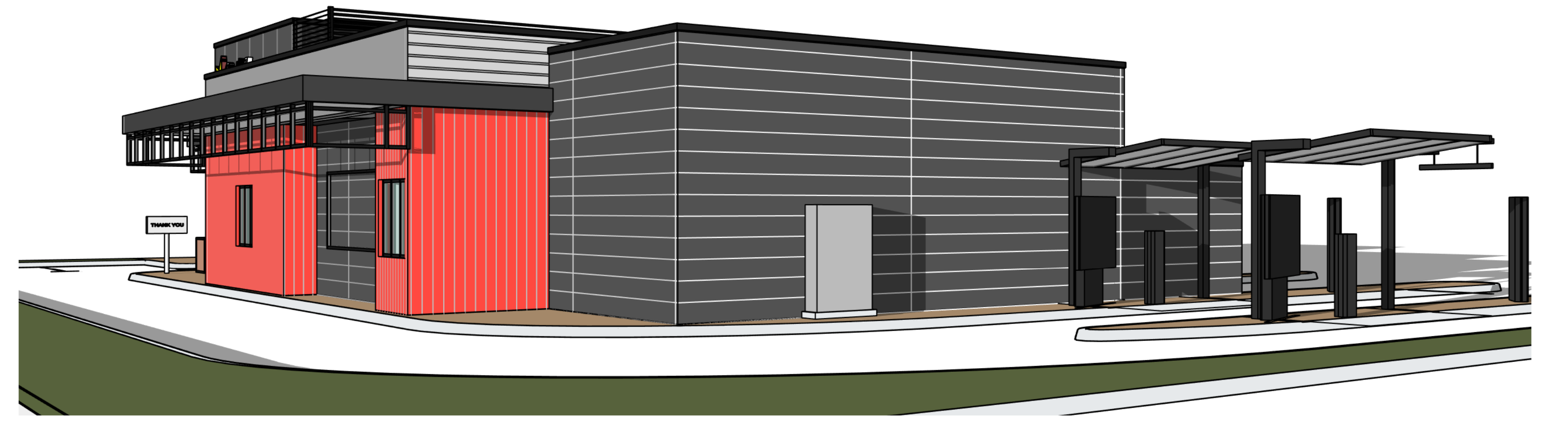
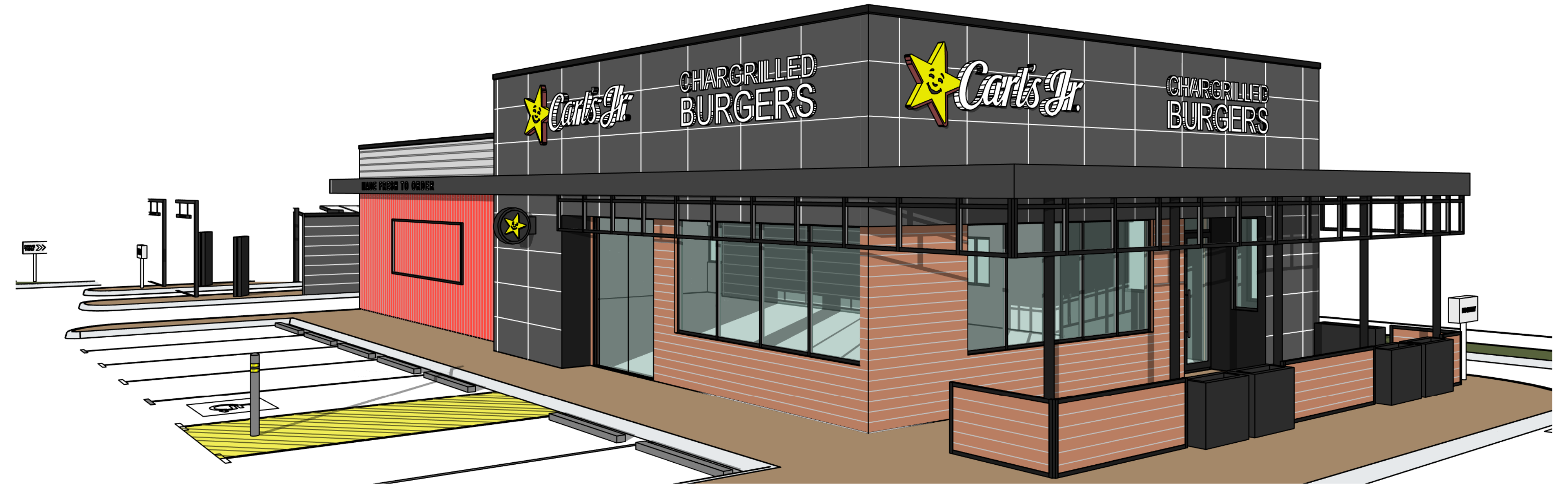
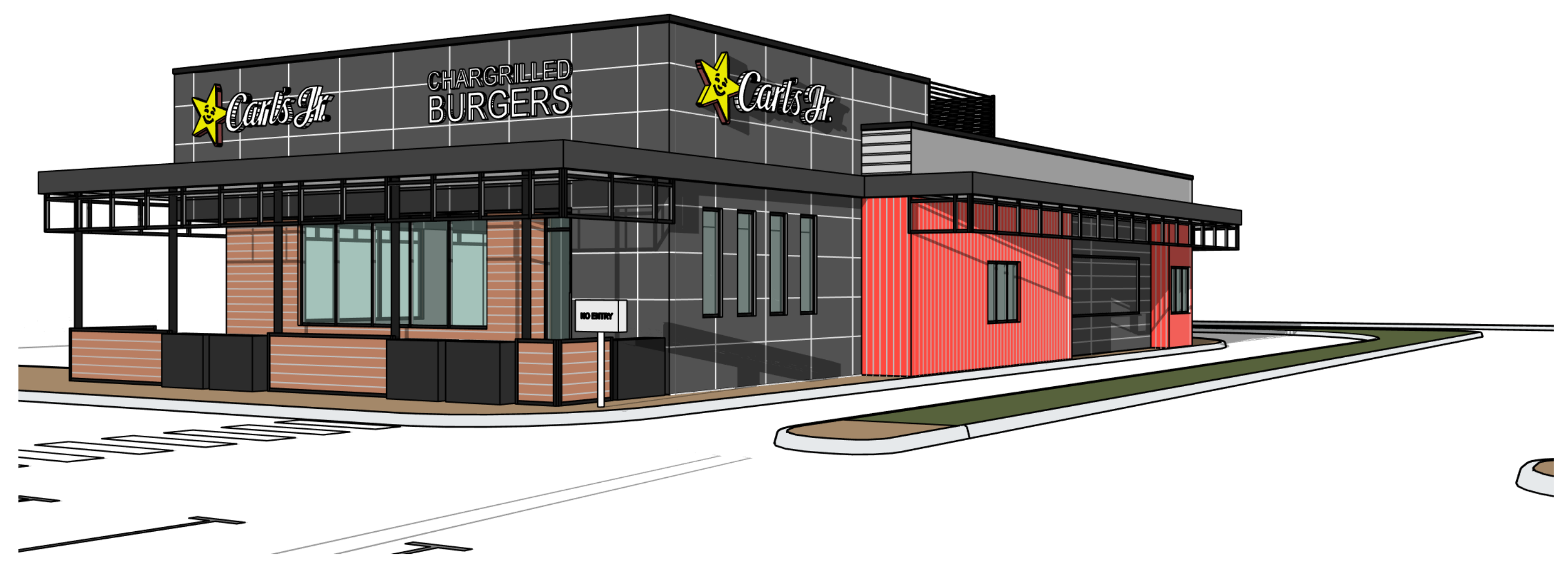
**BUILDING 2 - NORTH ELEVATION**  
SCALE: 1: 100



**BUILDING 2 - SOUTH ELEVATION**  
SCALE: 1: 100



**BUILDING 2 - WEST ELEVATION**  
SCALE: 1: 100



**PRELIMINARY**

meyer shircore 55 YEARS  
architects 1963|2018

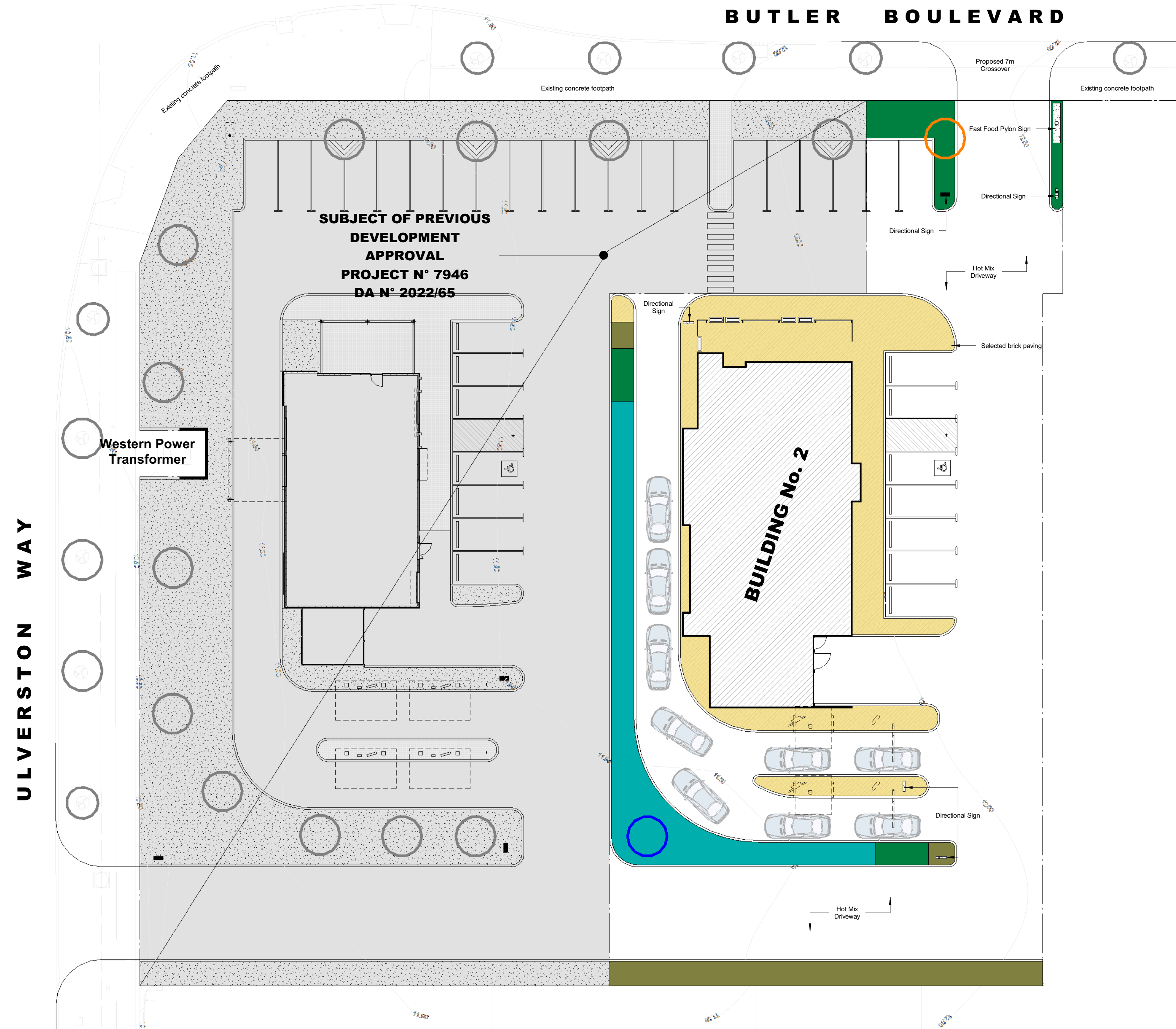
**PROPOSED FAST FOOD DEVELOPMENT STAGE 2**  
LOCATION: PART LOT 2076, Butler Boulevard, Butler  
FOR: SHIMAL REALSTAR PTY LTD BY: VEND PROPERTY

SK004  
03.06.2022  
06  
1: 100 @ B1

8890



© Meyer Shircore & Associates ACN 115 189 216  
Suite 2, Ground Floor, 437 Roberts Road Subiaco WA 6008  
PO Box 1294 Subiaco WA 6904  
t: 08 9381 8511 e: msa@meyershircore.com.au



**LANDSCAPE PLAN**  
SCALE: 1 : 200

**LANDSCAPE LEGEND**

PLANTING SCHEDULE			
Symbol	Description	Spacing	Size
	MIX 01 - Groundcovers	3 per sqm.	140mm
	MIX 02 - Low Hedging & Groundcovers	3 per sqm.	140mm
	MIX 03 - Low Shrubs & Groundcovers	3 per sqm.	140mm

TREE SCHEDULE			
Symbol	Description	Spacing	Size
	TREE 01 - AGONIS FLEXUOSA	As shown	100L
	TREE 02 - CORYMBIA FICIFOLIA	As shown	100L
	TREE 03 - EUCALYPTUS TORQUATA	As shown	100L
	EXISTING TREE		

**PLANTING MIX 01**



**PLANTING MIX 02**



**PLANTING MIX 03**



**TREE**



**NOTES**

**1. Landscape Works**

- 1.1 Confirm set out of all trees and kerbs prior to commencement of works.
- 1.2 All areas are to be fine graded evenly to conform to kerb levels and surrounding finishes.
- 1.3 Final grading shall be provided consistently self draining falls to surfaces. Surfaces shall be free from depressions, irregularities and awkward and noticeable changes in grade. Generally, grades shall deviate in level no greater than 20mm in one linear metre.

**2. Soil Preparation**

- 2.1 Existing soil in planting areas shall be treated with soil wetting agent. Planted areas shall be spread with 50mm of approved standard soil conditioner that shall be ripped into existing soil to a min. depth of 200mm.
- 2.2 Turf areas shall be evenly spread w/50mm of medium texture general purpose garden soil, to comply with AS 2223-1978, rip into existing site soil to a depth of 50mm.

**3. Planting**

- 3.1 Planted areas shall be mulched with an organic mulch unless otherwise stated to a minimum depth of 100mm.
- 3.2 Advanced trees shall be staked w/ 3 x 85mm Dia CCA treated pine poles. Posts shall be painted black and installed to a min depth of 600mm. Trees shall be secured to poles w/ 3 x rubber ties.
- 3.3 Trees planted within 1000mm of boundary walls and/or parking areas shall be installed within 600mm depth nylax root barrier membrane. Membrane shall be installed as per manufacturers recommendations.

**4. Irrigation**

- 4.1 All planting and grassing to be irrigated via a fully automatic system from mains.
- 4.2 All turf to be irrigated via articulated risers. All shrubs to be irrigated w/ poly riser jets. All trees to be irrigated via bubblers.
- 4.3 Controller to be located in bin store unless otherwise directed.
- 4.4 System to overlap sufficiently to counteract wind blow and avoid drought shadow.
- 4.5 Sleeves beneath paved surfaces to be provided by others.
- 4.6 Irrigation system shall be dual program to allow turf and planting areas to be watered separately.

**PRELIMINARY**

meyer shircore 55 architects 1963 | 2018

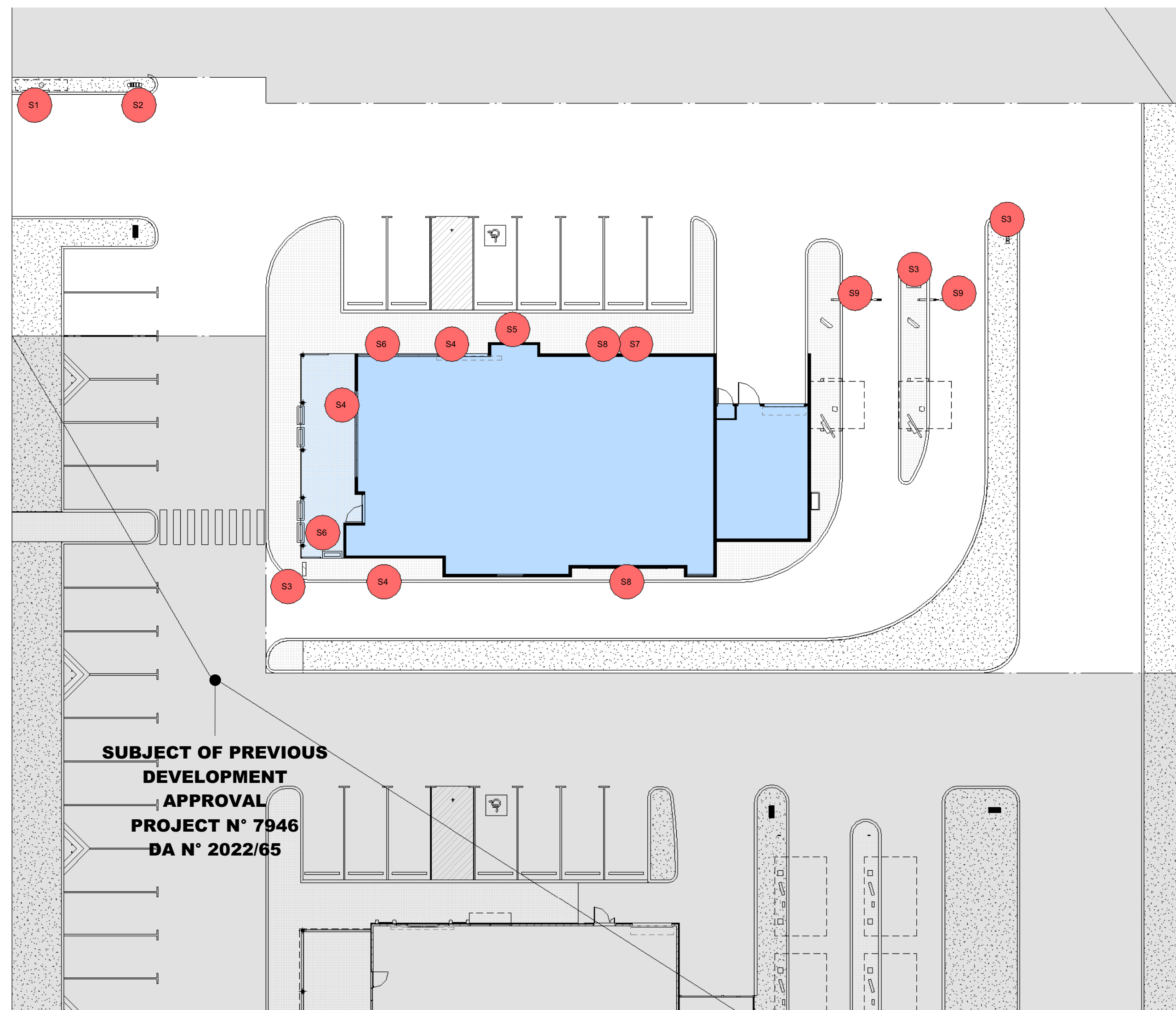
© Meyer Shircore & Associates ACN 115 189 216  
Suite 2, Ground Floor, 437 Roberts Road Subiaco WA 6008  
PO Box 1294 Subiaco WA 6904  
t: 08 9381 8511 e: msa@meyershircore.com.au

SK004  
03.06.2022  
07  
As indicated @ B1

8890

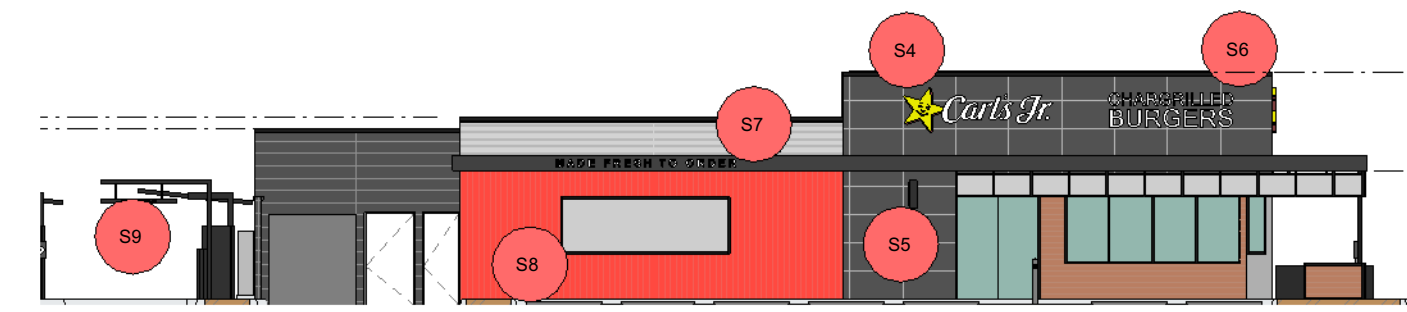


**PROPOSED FAST FOOD DEVELOPMENT STAGE 2**  
LOCATION: PART LOT 2076, Butler Boulevard, Butler  
FOR: SHIMAL REALSTAR PTY LTD BY: VEND PROPERTY



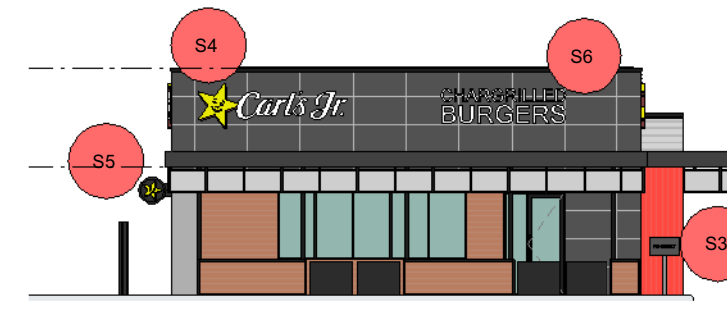
**PROPOSED SIGNAGE LOCATIONS**

SCALE: 1 : 200



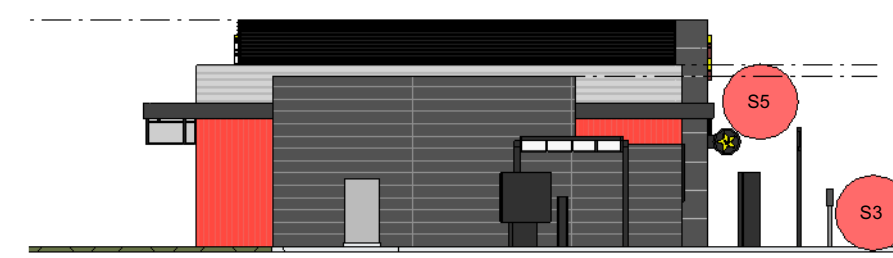
**BUILDING 2 - EAST ELEVATION SIGNAGE**

SCALE: 1 : 200



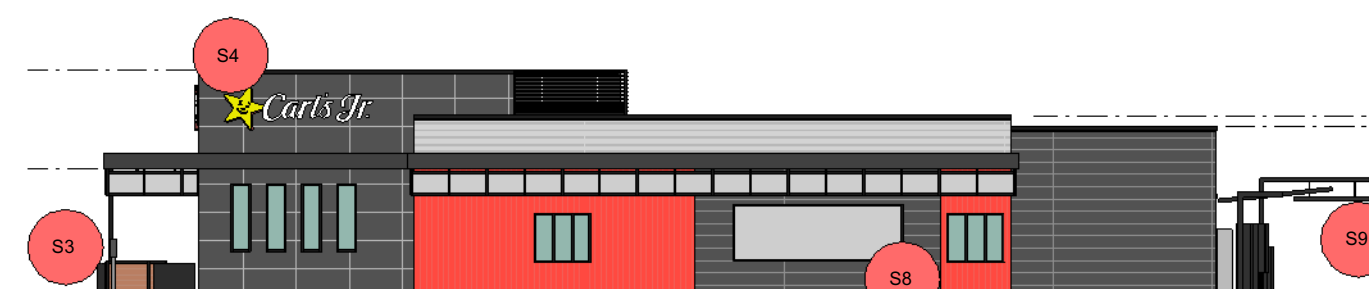
**BUILDING 2 - NORTH ELEVATION SIGNAGE**

SCALE: 1 : 200



**BUILDING 2 - SOUTH ELEVATION SIGNAGE**

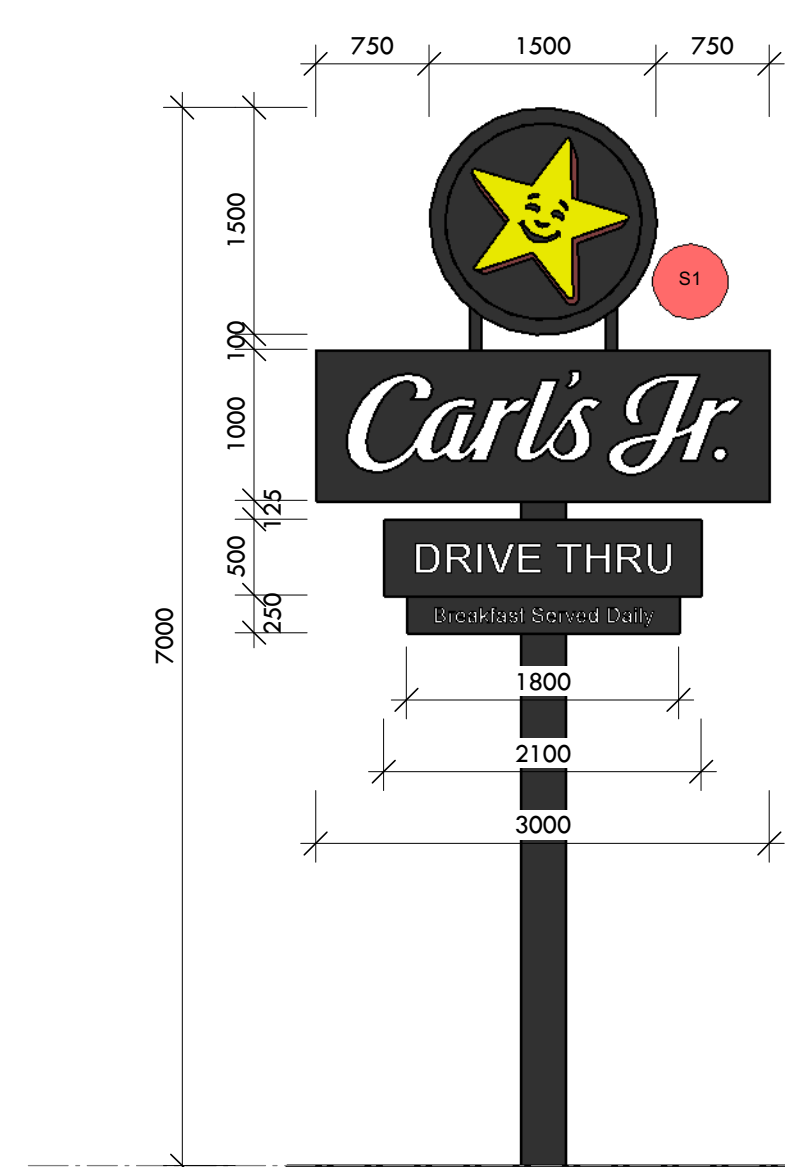
SCALE: 1 : 200



**BUILDING 2 - WEST ELEVATION SIGNAGE**

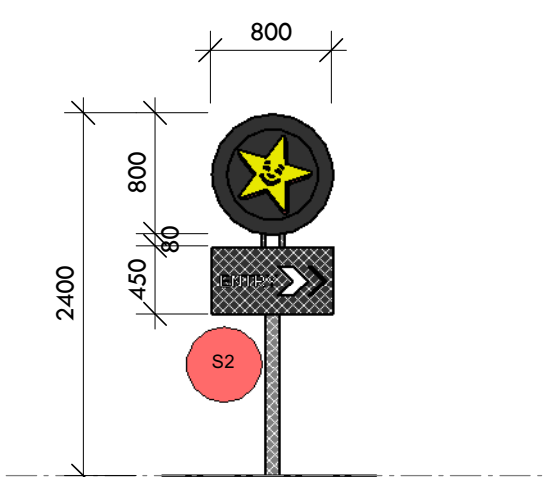
SCALE: 1 : 200

No.	Location	Signage/Graphic	Description
S1	1 x Butler Blvd Entry	Refer Elevations	Internally illuminated Pylon Sign. Client to confirm details.
S2	1 x Butler Blvd Entry	Refer Elevations	Internally illuminated Directional Sign. Client to confirm details.
S3	1 x Corner of drive way 1 x Island of Drive Thru 1 x Exit of Drive Thru	Refer Elevations	Internally illuminated Directional Sign. Client to confirm details.
S4	1 x Above Entry 1 x Above Dining roof 1 x Above Drive Thru		Carl's Junior script logo and star 1.2m H x 4.0m W building sign Client to confirm details.
S5	1 x Above Entry		Star blade sign 0.75m Ø building sign Client to confirm details.
S6	1 x Above Entry 1 x Above Dining Roof		Chargilled burgers tagline 0.3m H x 3.4m W building sign Client to confirm details.
S7	1 x Above parking wall		Made fresh to order tagline 0.2m H x 4.80m W building sign Client to confirm details.
S8	1 x Drive thru Wall 1 x Parking Wall		Promo/offer banner 3 x banners 1190 H x 840 W (Nom) Client to confirm details.
S9	2 x Drive thru Height Bars		Height restrictor 3.12m H x 2.9m W Client to confirm details.



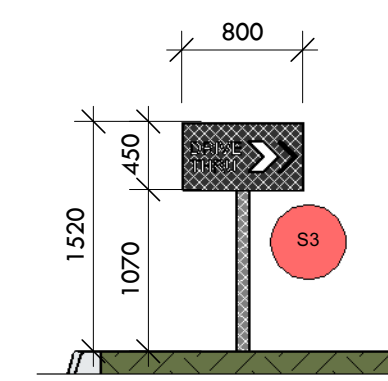
**TENANT PYLON SIGN - S1**

SCALE: 1 : 50



**TENANT ENTRY SIGN - S2**

SCALE: 1 : 50



**TENANT DIRECTIONAL SIGN - S3**

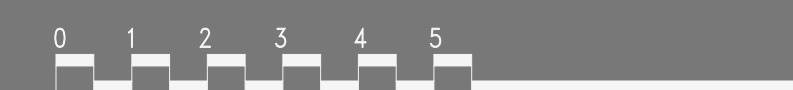
SCALE: 1 : 50

**PRELIMINARY**

**PROPOSED FAST FOOD DEVELOPMENT STAGE 2**  
 LOCATION: PART LOT 2076, Butler Boulevard, Butler  
 FOR: SHIMAL REALSTAR PTY LTD BY: VEND PROPERTY

SK004  
 03.06.2022  
 08  
 As indicated @ B1

**8890** **shircore 55** ARCHITECTS 1963 | 2018



© Meyer Shircore & Associates ACN 115 189 216  
 Suite 2, Ground Floor, 437 Roberts Road Subiaco WA 6008  
 P.O. Box 1294 Subiaco WA 6904  
 t: 08 9381 8511 e: msa@meyershircore.com.au