



areas	
site	5655sqm
control building	282sqm
canopy	269sqm
car wash	160sqm
auto wash and plant	92sqm
landscaping	2188sqm 39% site area

NEW SERVICE STATION COMPLEX

1 PEONY BOULEVARD YANCHEP SHOPPING CENTER WA 6035

PLANNING APPLICATION

04.04.24
JN1534 SK01b

ADS Architects
93 Gilles Street Adelaide 5000 T:82232244



LOCATION PLAN
1:500 AT A1

NEW SERVICE STATION COMPLEX

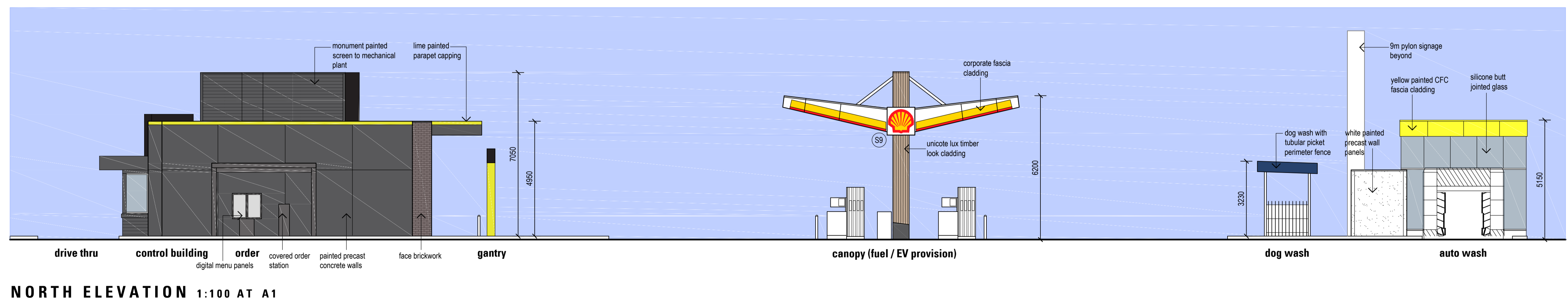
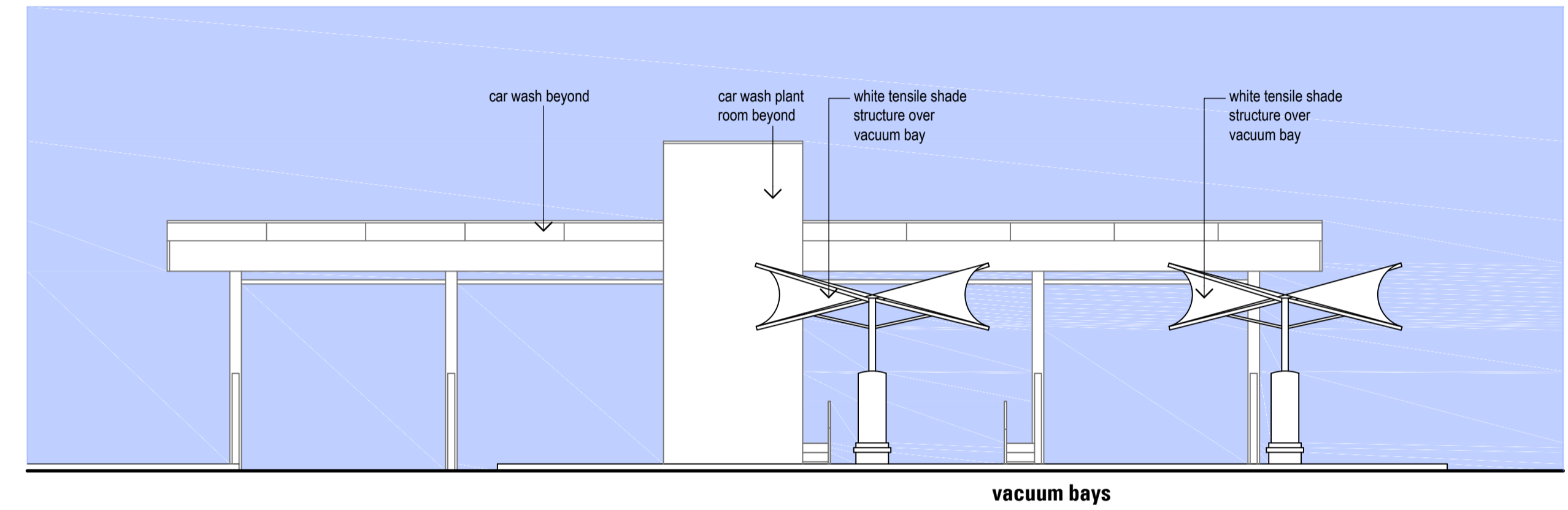
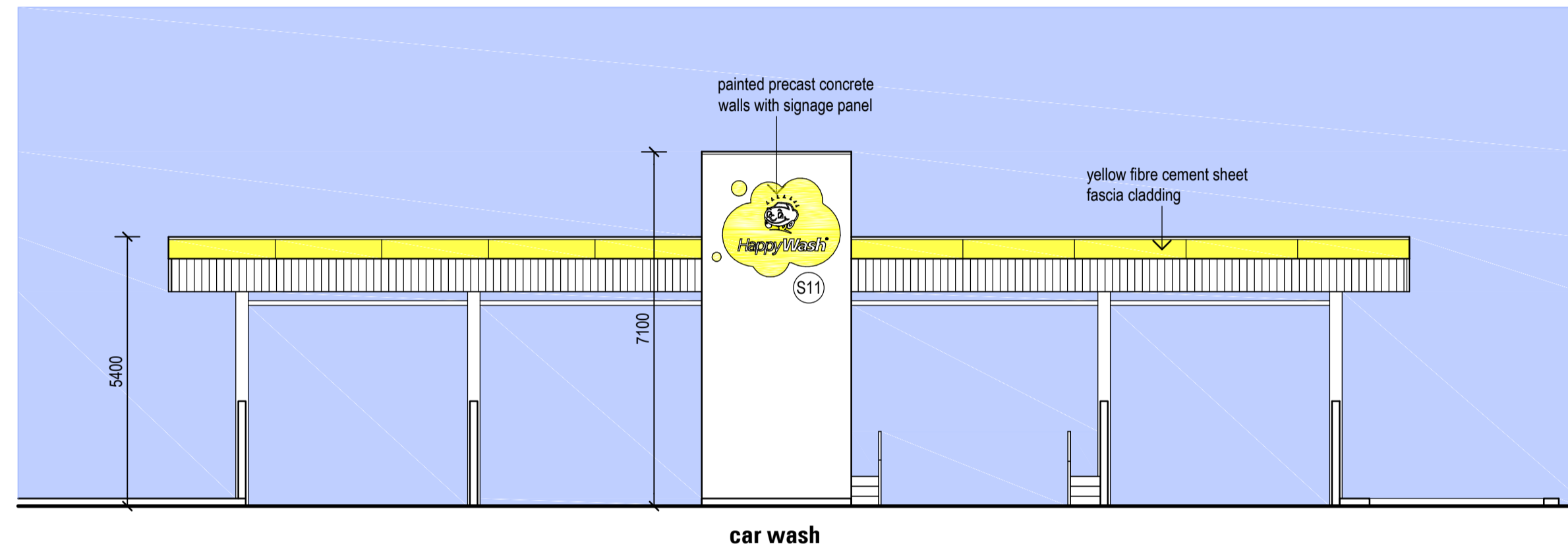
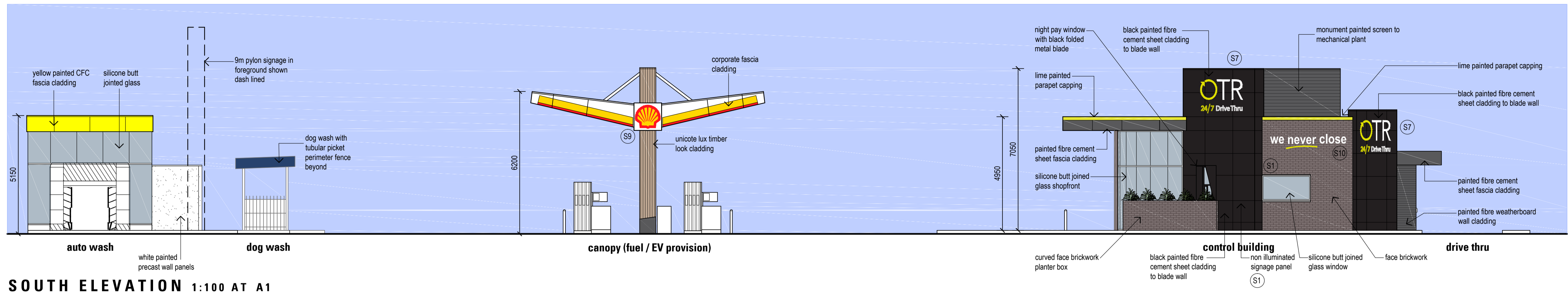
1 PEONY BOULEVARD YANCHEP SHOPPING CENTER WA 6035

0 5 10 25 50m
Scale 1:500 at A1

04.04.24
JN1534 SK00a

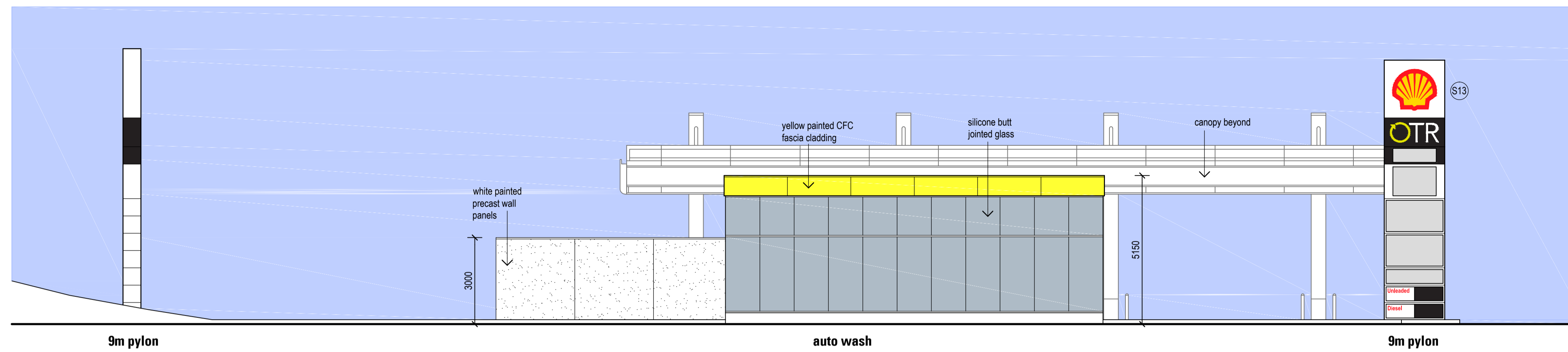
PLANNING APPLICATION

ADS Architects
93 Gilles Street Adelaide 5000 T:82232244

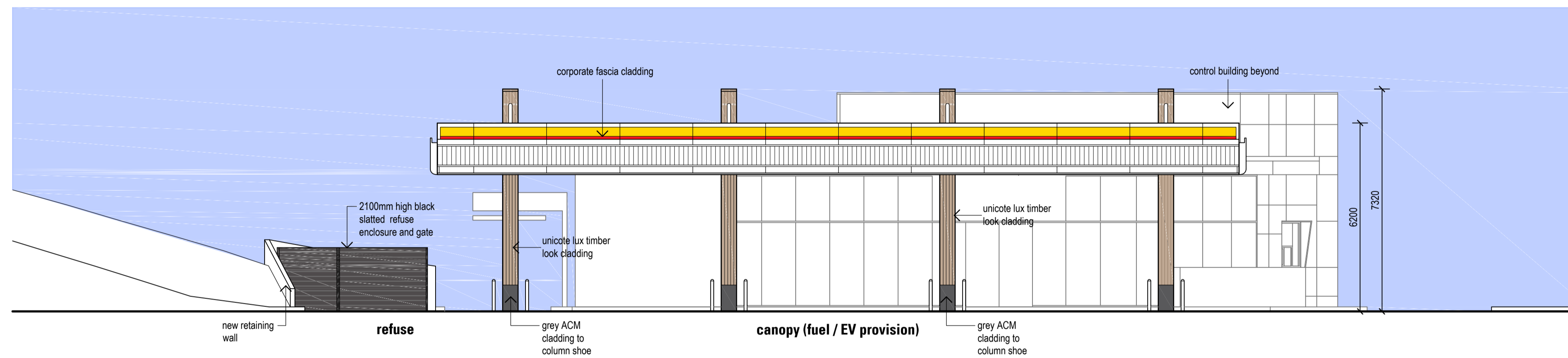


NEW SERVICE STATION COMPLEX

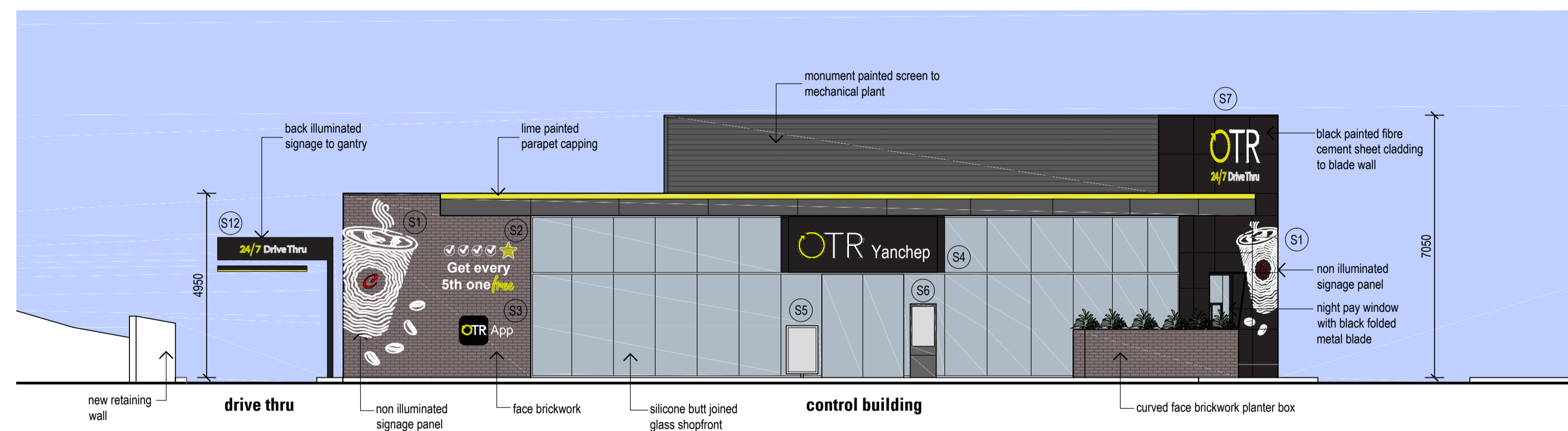
1 PEONY BOULEVARD YANCHEP SHOPPING CENTER WA 6035



WEST ELEVATION 1:100 AT A1



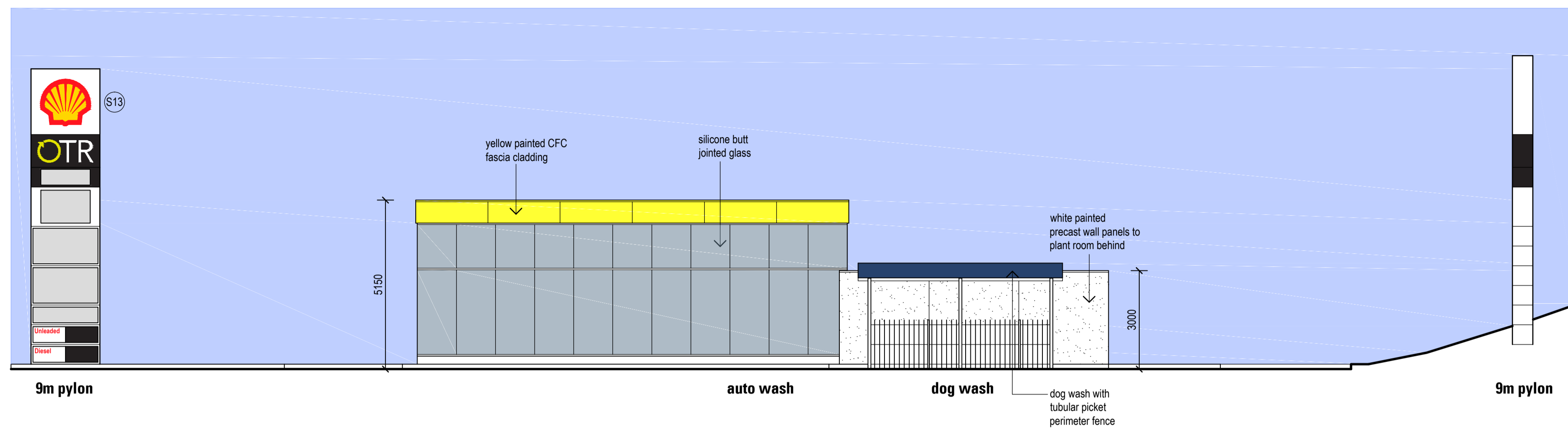
WEST ELEVATION 1:100 AT A1



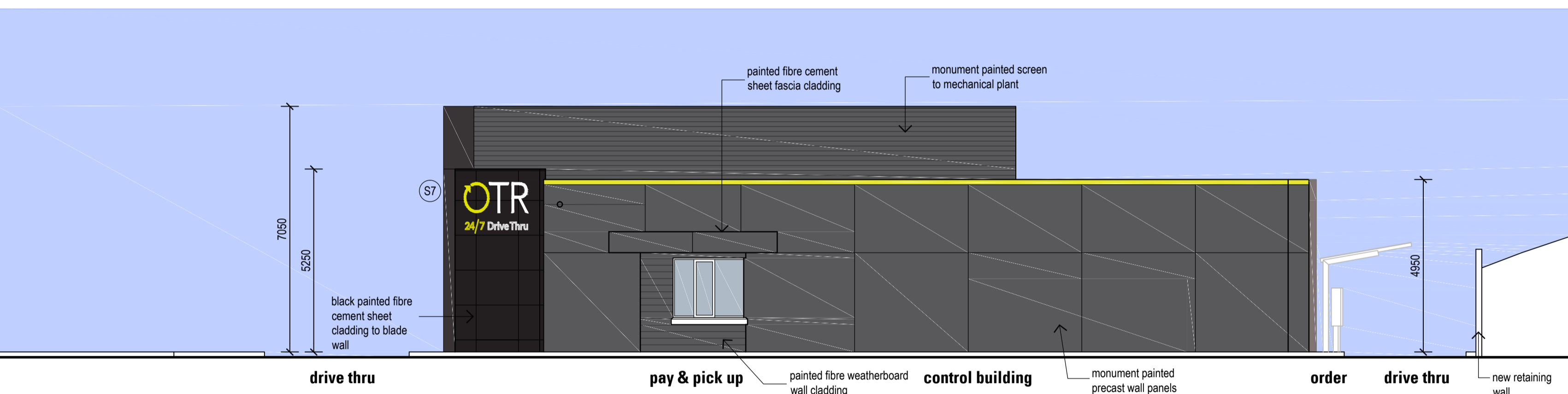
WEST ELEVATION 1:100 AT A1

NEW SERVICE STATION COMPLEX

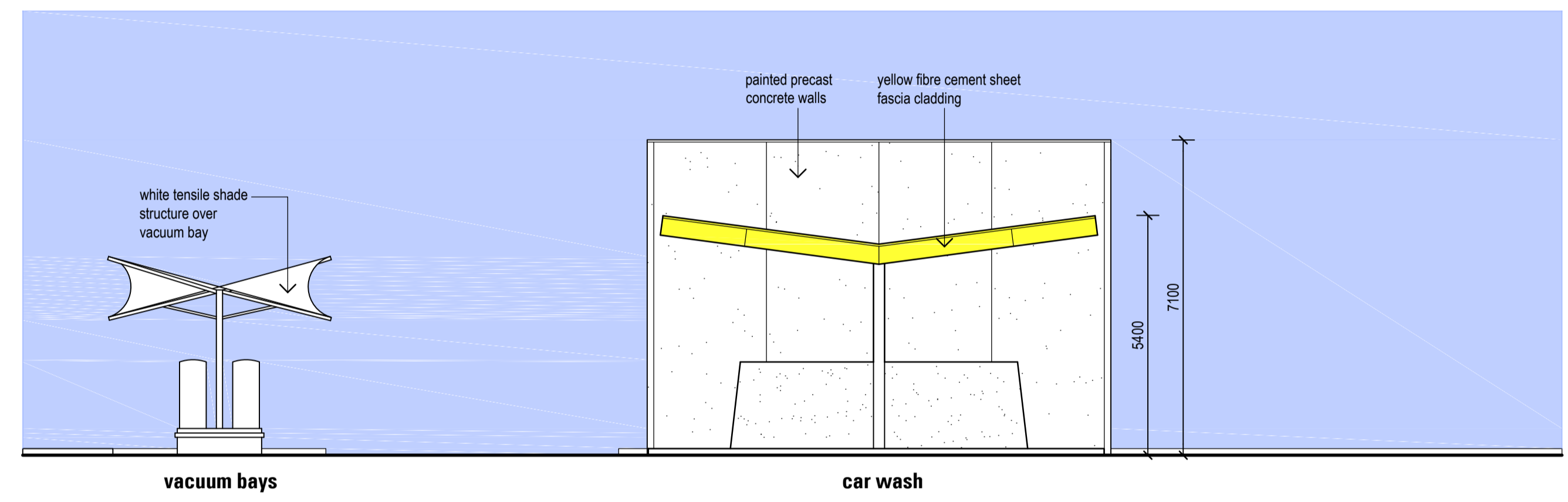
1 PEONY BOULEVARD YANCHEP SHOPPING CENTER WA 6035



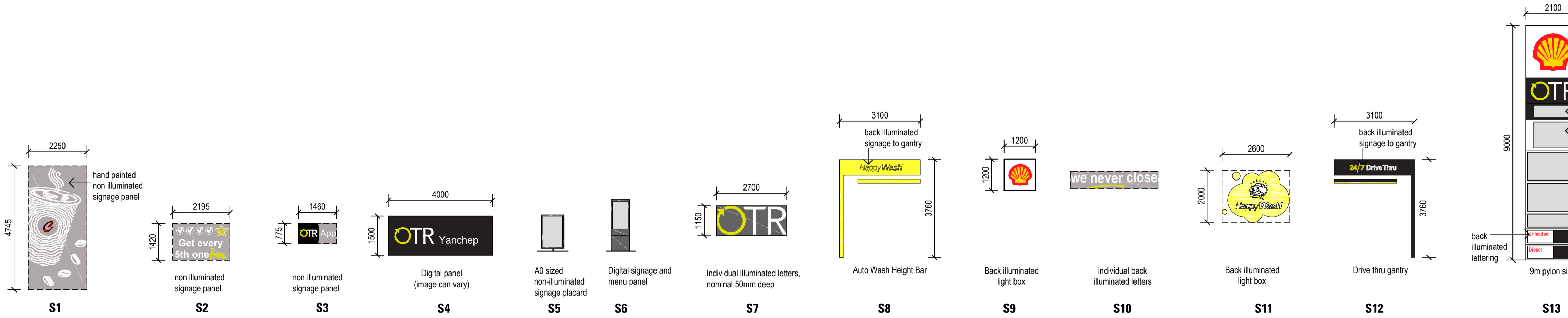
EAST ELEVATION 1:100 AT A1



EAST ELEVATION 1:100 AT A1



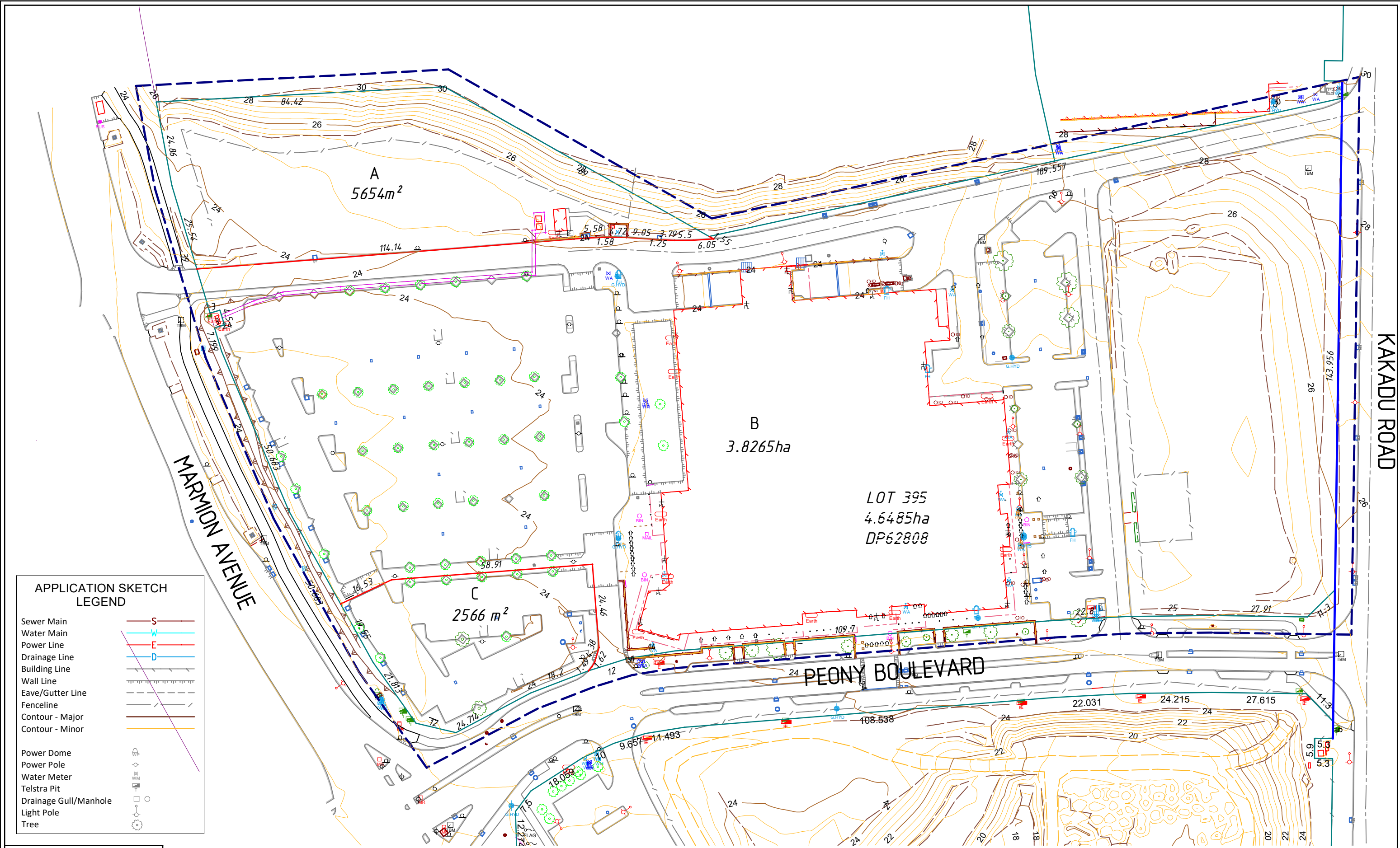
**EAST ELEVATION 1:100 AT A1
(WEST ELEVATION MIRROR IMAGE)**



SIGNAGE ELEVATIONS 1:100 AT A1

NEW SERVICE STATION COMPLEX

1 PEONY BOULEVARD YANCHEP SHOPPING CENTER WA 6035



APPLICATION SKETCH LEGEND

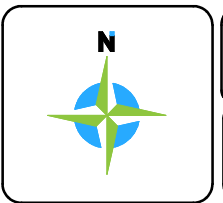
Sewer Main	S
Water Main	W
Power Line	E
Drainage Line	D
Building Line	—
Wall Line	—
Eave/Gutter Line	—
Fenceline	—
Contour - Major	—
Contour - Minor	—
Power Dome	⊕
Power Pole	⊗
Water Meter	⊙
Telstra Pit	⊕
Drainage Gull/Manhole	⊙
Light Pole	⊙
Tree	⊙

SUMMARY

1 Peony Boulevard, YANCHEP

Application Type	SUBDIVISION
Parent Lot	395
Parent Graphic	DP 62808
Certificate of Title	Volume 2784 Folio 192
Total Area	4.6485 Ha
Local Authority	City of Wanneroo
TPS	Urban
Zoning	
Proposed No. of Lots	2

This plan, which was prepared by MNG for ###, shows the proposed subdivision of MASTER MODEL and is intended to accompany an application to the Western Australian Planning Commission (WAPC) for approval to subdivide. All information relating to the subdivision, including lot dimensions and areas are subject to approval by the WAPC, the Local Authority and other servicing authorities having an interest in the land. Existing boundaries shown hereon are a graphical representation only, they have been extracted from Landgate's Spatial Cadastral Database, which is only a model of the cadastre, and has not been re-established by survey. MNG does not guarantee position unless stated otherwise. Existing easements, encumbrances and interests are not necessarily depicted on the plan and a current title search is recommended to check this information prior to sale and development of proposed lots). The use of this plan for other than the purpose for which it is commissioned is strictly prohibited. In particular, the information shown on the plan is not relied upon for financial dealings involving the land either in the whole or in the part. The contents of this plan are current and correct as of the date stated within the revision panel. All consultants and persons wishing to utilise this data should satisfy themselves of this plans currency by contacting the McMullen Nolan Group. Contours are compiled from MNG Survey Data and Landgate SLIP Data and are subject to change without notice. This plan is not to be distributed without this note, which is an integral part of the plan.



PROPOSED SUBDIVISION

LOT 395 MARMION AVENUE

YANCHEP

Project Mngr.	NIGEL SIMPSON	Datum	PCG
103802 - AP - 005 - A			
Job Number	Type	Plan Number	Revision