PROPOSED MIXED USE DEVELOPMENT

LOCATION : LOT 9501 CNR GAEBLER ROAD & HAMMOND ROAD, HAMMOND PARK

FOR : BROAD VISION PROJECTS



meyer shircore architects

DATE: DEC 2023 PROJECT NUMBER

REVISION: SK016 **22-9101**

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PO Box 1294 Subiaco WA 6904
t: 08 9381 8511 e: msa@meyershircore.com.au



LOCATION PLAN
SCALE: 1 : 1500

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PROPOSED MIXED USE DEVELOPMENT

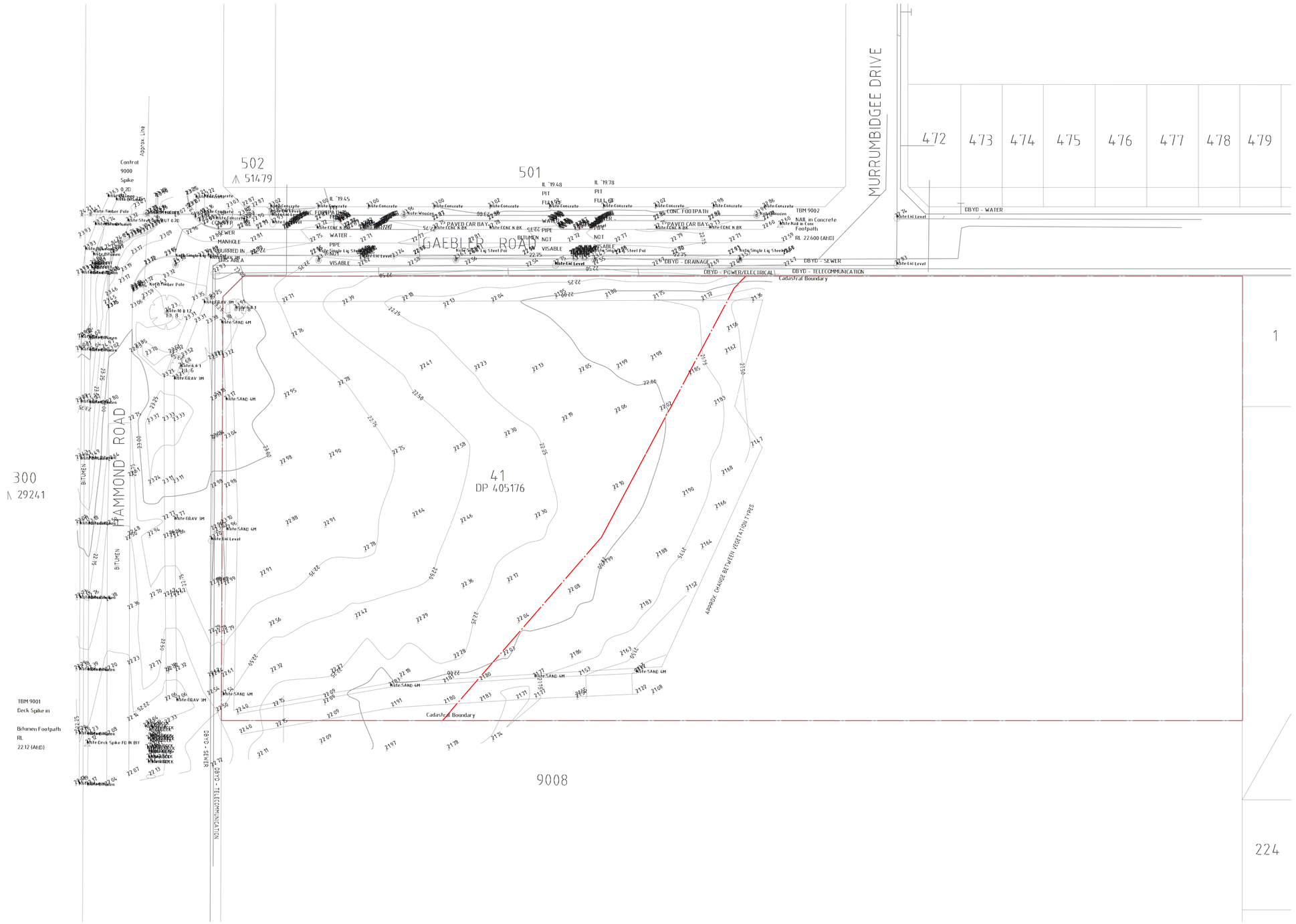
LOCATION : LOT 9501 CNR GAEBLER ROAD & HAMMOND ROAD, HAMMOND PARK
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DATE: DEC 2023
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SHEET: 1
SCALE: 1 : 1500 @B1

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EXISTING SITE SURVEY

SCALE: 1 : 500

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SHEET: 2

SCALE: 1 : 500 @B1

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SITE PLAN - PROPOSED LOTS

SCALE: 1 : 500

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PROPOSED MIXED USE DEVELOPMENT

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SHEET: 3

SCALE: 1 : 500 @B1

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SITE CRITERIA

LOT 1

1. Site Area		**2,378m²**
2. Landscaping		
a. Required Soft L/S	**10% Of Site**	**238m²**
OR	**5% + Verge**	**119m²**
b. Provided		
i. Soft		267m²
ii. Hard		85m²
	Total	**352m²**
3. Floor Area (GFA)		
a. Convenience Store		**192m²**
4. Carparking		**Carbays**
a. Cars Required	192m² @ 1/15m²	13
	1 Per Employee	2
	Total	**15**
b. Cars Provided		
i. On Grade		9
ii. Fuel Canopy		8
	Total	**17**

LOT 2

1. Site Area		**1,696m²**
2. Landscaping		
a. Required Soft L/S	**10% Of Site**	**170m²**
OR	**5% + Verge**	**85m²**
b. Provided		
i. Soft		222m²
ii. Hard		195m²
	Total	**417m²**
3. Floor Area (GFA)		
a. Fast Food		**245m²**
4. Carparking		**Carbays**
a. Cars Required	245m² @ 1/15m²	**17**
b. Cars Provided		
i. On Grade		14
ii. Drive Thru'		10
	Total	**24**

LOT 3

1. Site Area		**3,259m²**
2. Landscaping		
a. Required Soft L/S	**10% Of Site**	**326m²**
OR	**5% + Verge**	**163m²**
b. Provided		
i. Soft		477m²
ii. Hard		354m²
	Total	**831m²**
3. Floor Area (GFA)		
a. Medical Centre		**640m²**
4. Carparking		**Carbays**
a. Cars Required	10 Practitioner @ 5 Per	**50**
b. Cars Provided		
i. On Grade		**45**

LOT 4

1. Site Area		**2,702m²**
2. Landscaping		
a. Required Soft L/S	**10% Of Site**	**270m²**
OR	**5% + Verge**	**135m²**
b. Provided		
i. Soft		327m²
ii. Hard		166m²
	Total	**493m²**
3. Floor Area (GFA)		
a. Fast Food		**450m²**
4. Carparking		**Carbays**
a. Cars Required	450m² @ 1/15m²	**30**
b. Cars Provided		
i. On Grade		25
ii. Drive Thru'		12
	Total	**37**

LOT 5

1. Site Area		**4,453m²**
2. Landscaping		
a. Required Soft L/S	**10% Of Site**	**445m²**
OR	**5% + Verge**	**223m²**
b. Provided		
i. Soft		842m²
ii. Hard		184m²
	Total	**1,026m²**
3. Floor Area (GFA)		
a. Fast Food		**270m²**
4. Carparking		**Carbays**
a. Cars Required	270m² @ 1/15m²	**18**
b. Cars Provided		
i. On Grade		25
ii. Drive Thru'		10
	Total	**35**

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 Nett 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

COMPOSITE SITE CRITERIA

1. Site Area		
a. Lot 1		2,378m²
b. Lot 2		1,696m²
c. Lot 3		3,259m²
d. Lot 4		2,702m²
e. Lot 5		4,453m²
	Total	**14,488m²**
2. Landscaping		
a. Provided		
i.Soft		2,135m²
ii. Hard		984m²
	Total	**3,119m²**
3. Floor Area (GFA)		
a. Convenience Store		192m²
b. Food Restuarant		965m²
c. Medical Centre		640m²
	Total	**1,797m²**
4. Carparking		
a. Required		**Carbays**
Convenience Store	192m² @ 1/15m²	13
	1 Per Employee	2
Food Restuarant	965m² @ 1/15m²	65
Medical Centre	10 Prac @ 5 Per	50
	Total	**130**
b. Cars Provided		
i. On Grade		118
ii. Drive Thru'		32
iii. Fuel Canopy		8
	Total	**158**

SITE PLAN
SCALE: 1 : 500

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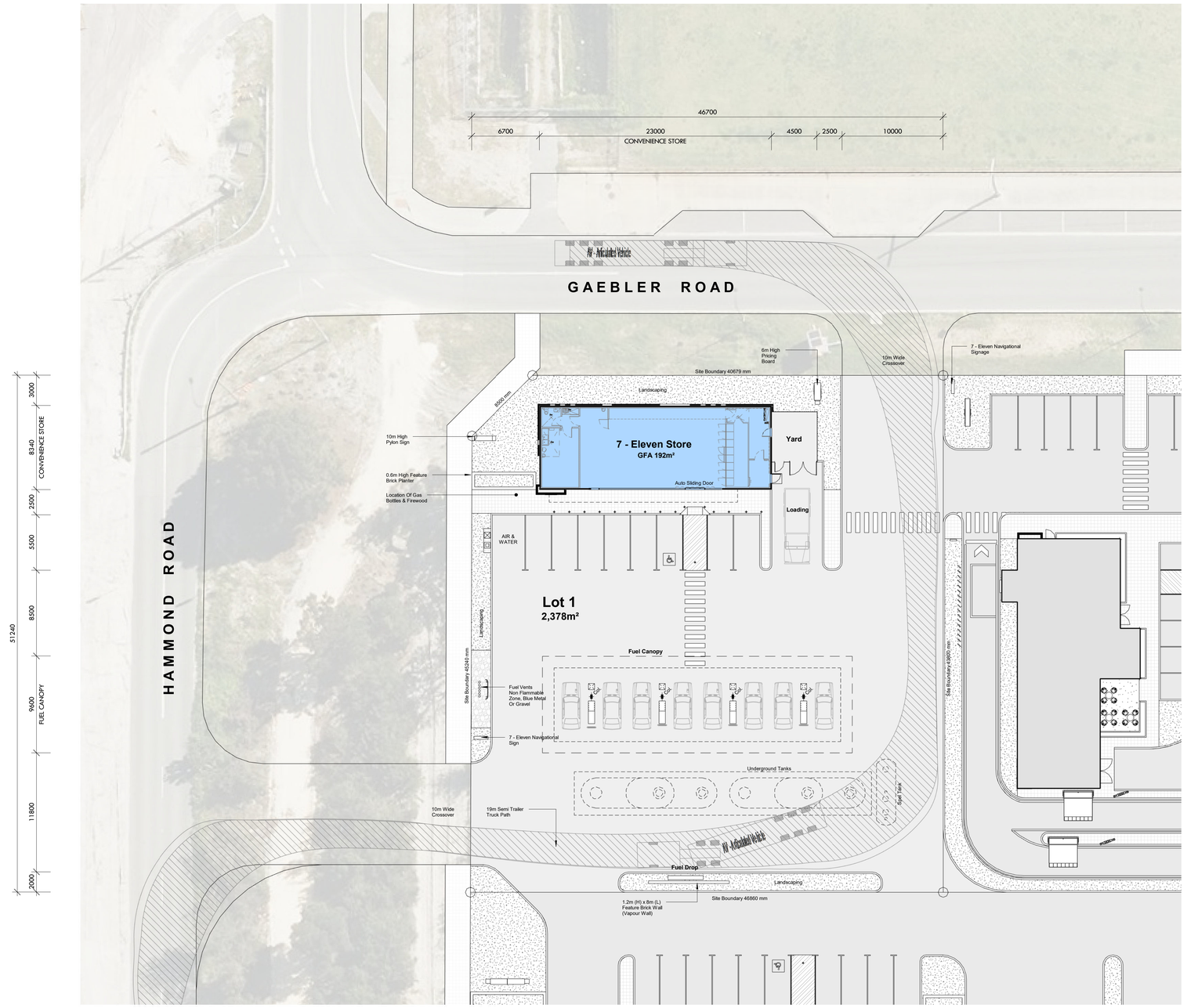
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SCALE: 1 : 500 @B1

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LOT 1 - 7 ELEVEN SITE PLAN

SCALE: 1 : 200

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PROPOSED MIXED USE DEVELOPMENT

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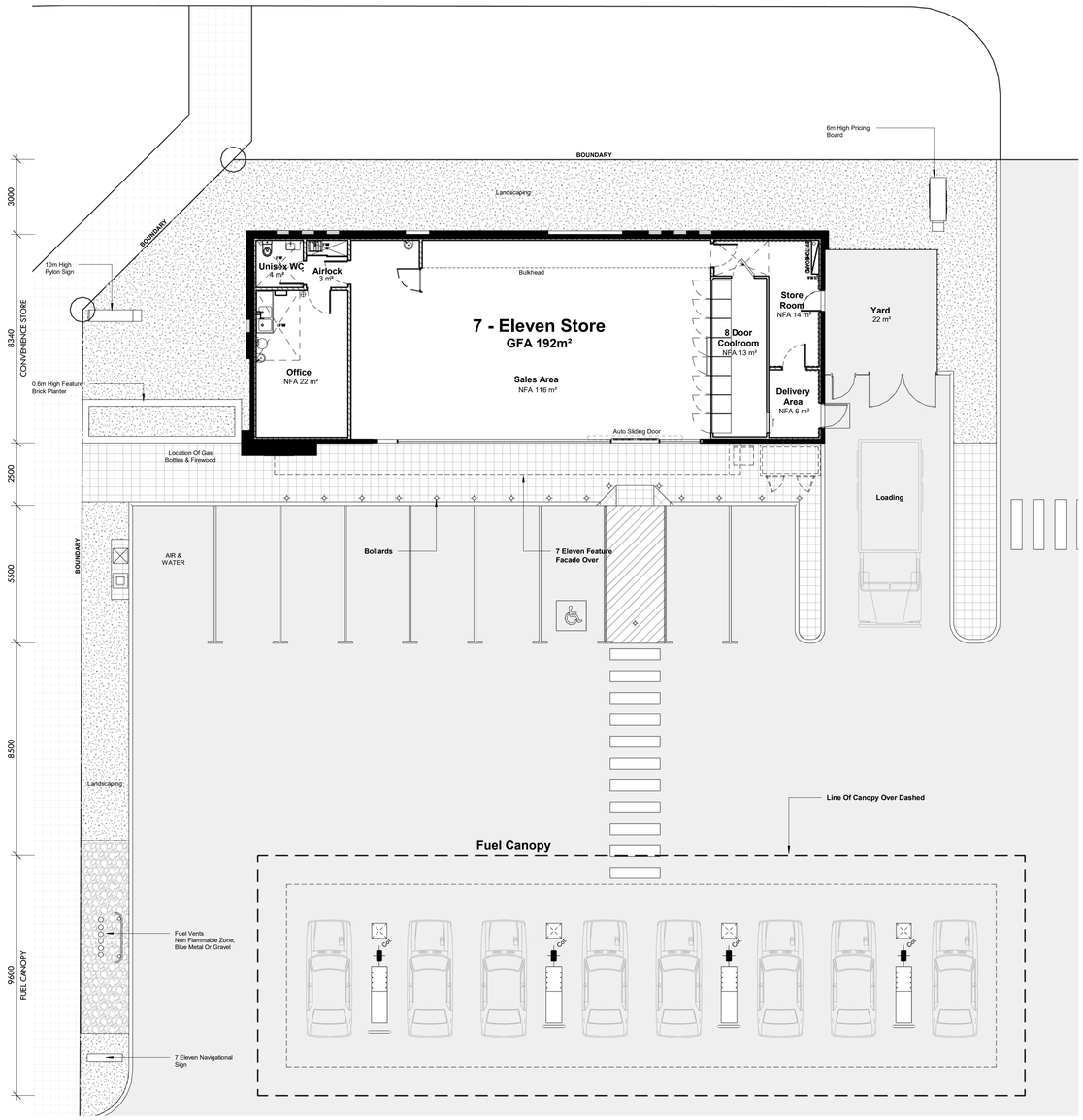
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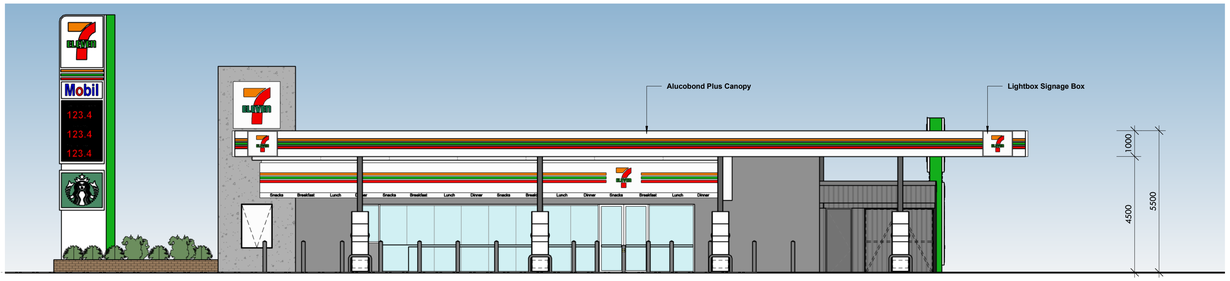
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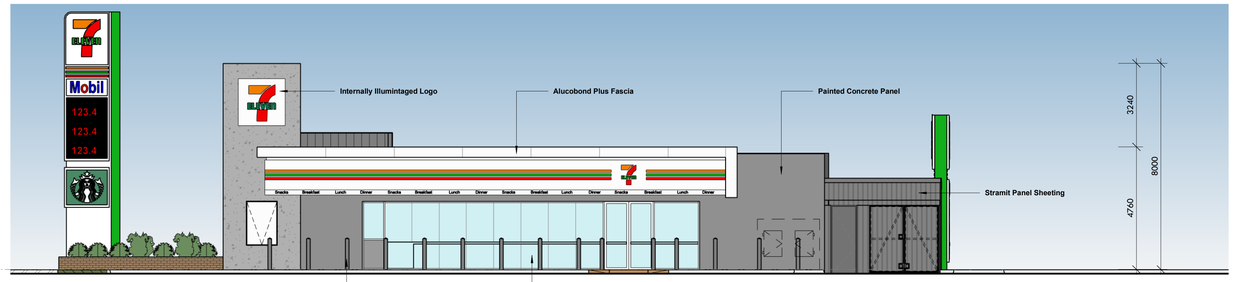
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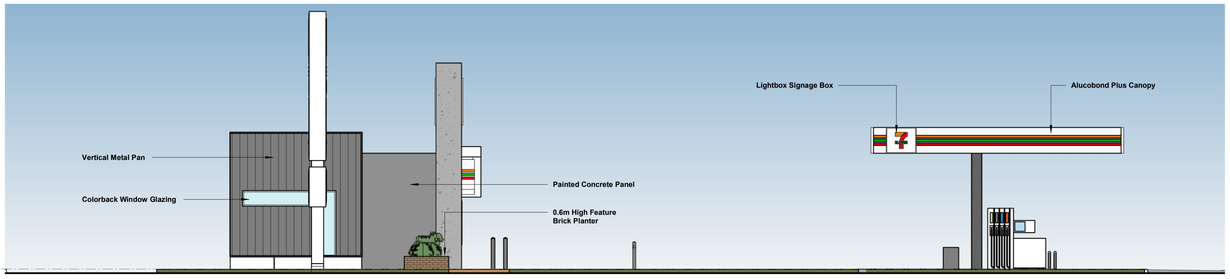
7 - ELEVEN GROUND FLOOR PLAN
SCALE: 1 : 100



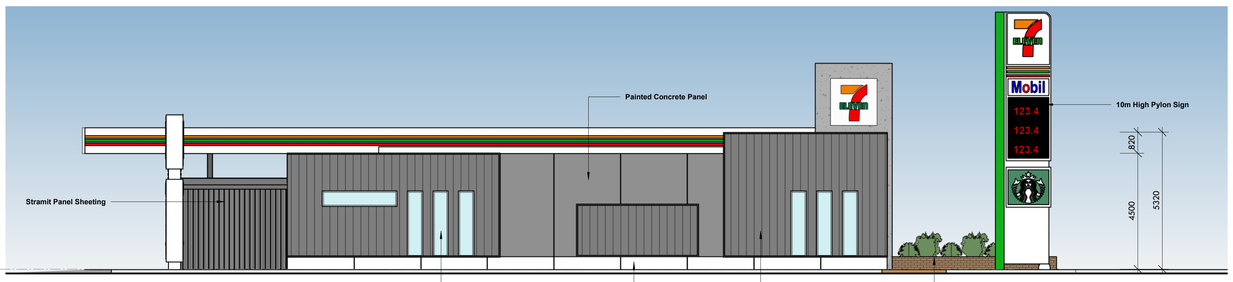
SOUTH ELEVATION (W/CANOPY)
SCALE: 1 : 100



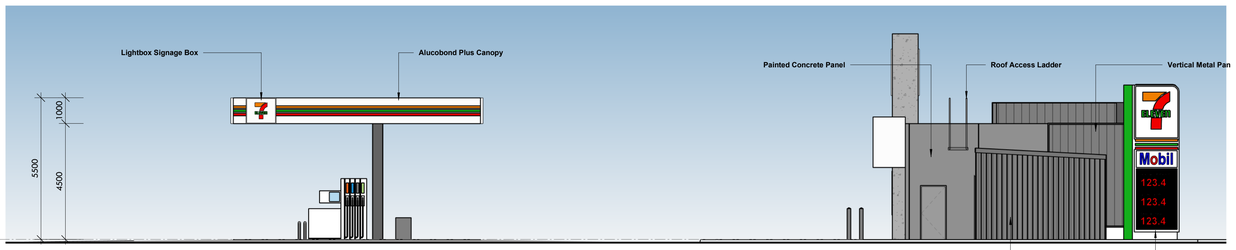
SOUTH ELEVATION
SCALE: 1 : 100



WEST ELEVATION (HAMMOND ROAD)
SCALE: 1 : 100



NORTH ELEVATION (GAEBLER ROAD)
SCALE: 1 : 100



EAST ELEVATION
SCALE: 1 : 100

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SCALE: 1 : 100 @B1

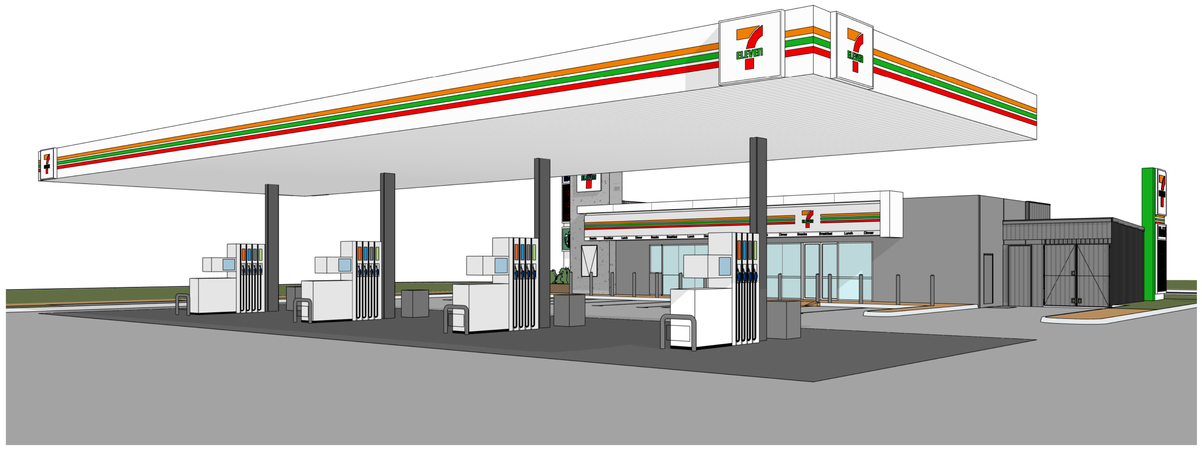
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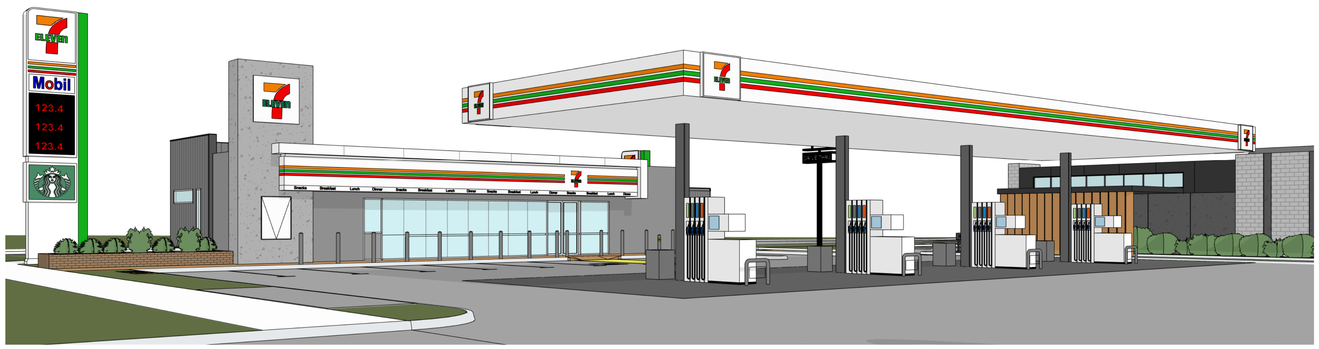
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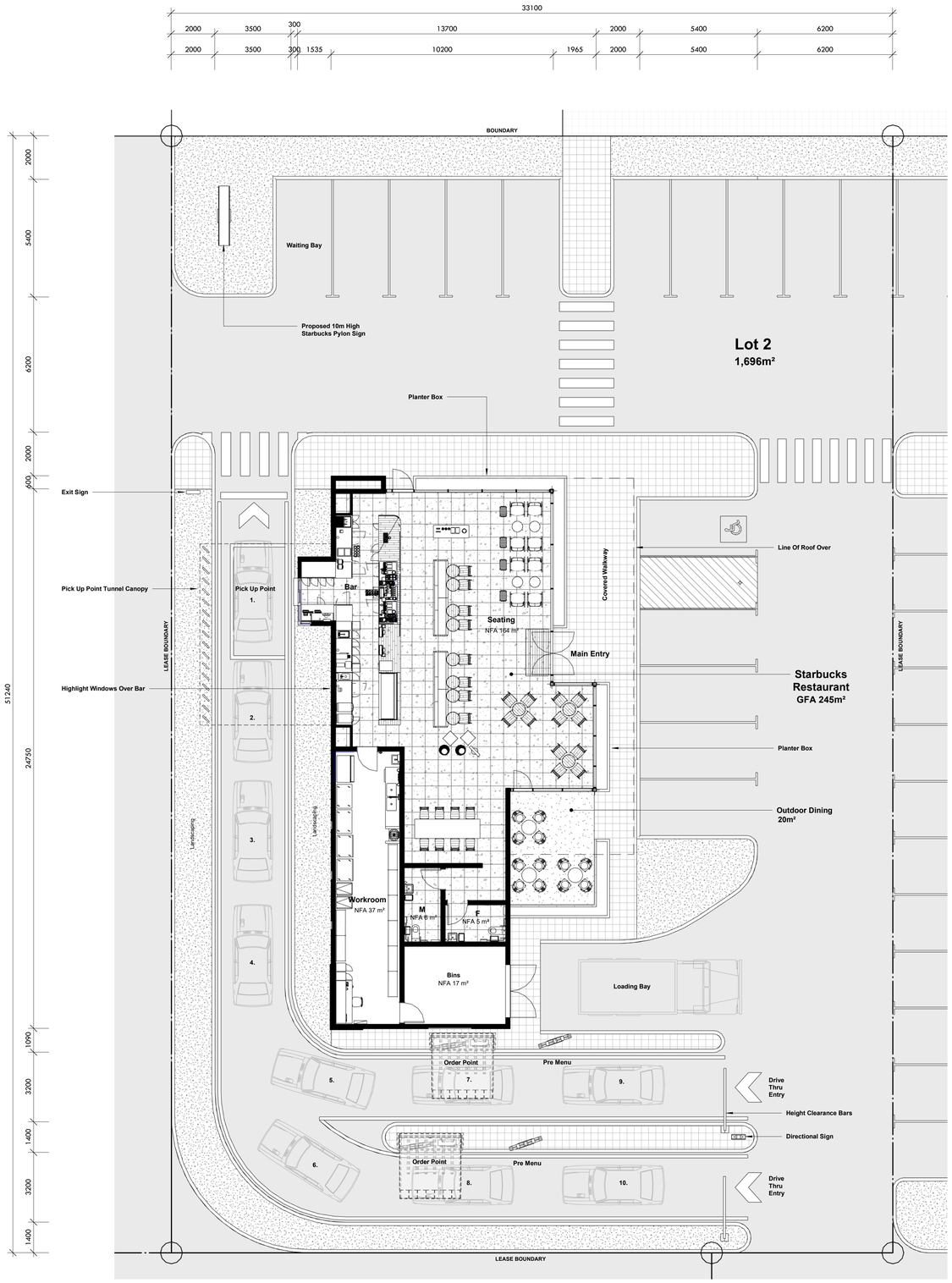
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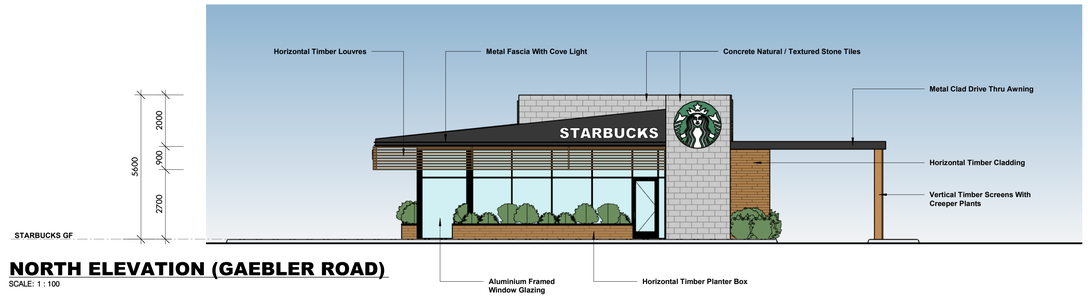
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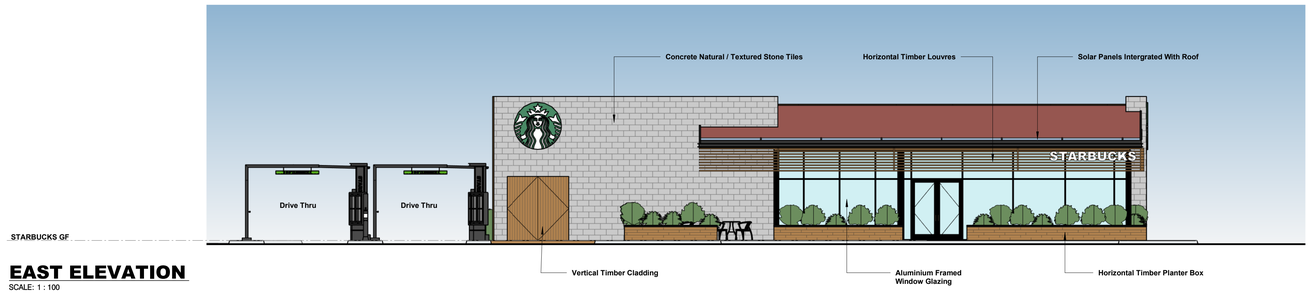
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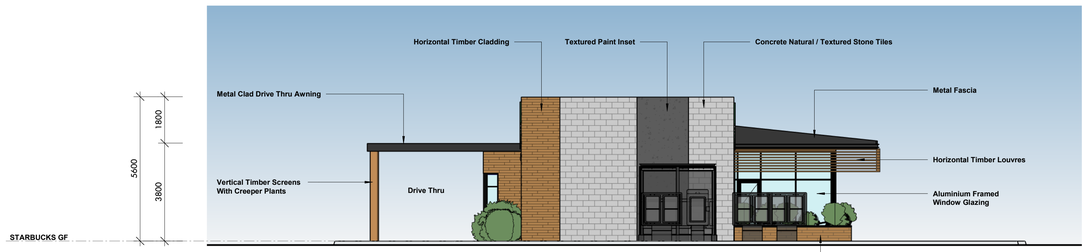
LOT 2 - STARBUCKS GROUND FLOOR PLAN
SCALE: 1 : 100



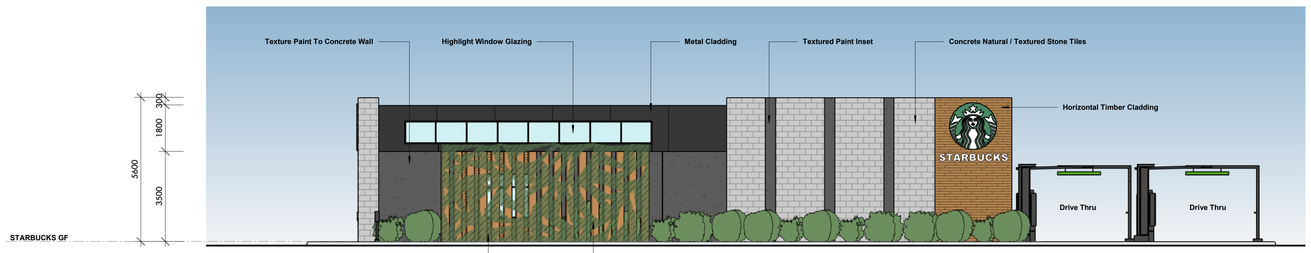
NORTH ELEVATION (GAEBLER ROAD)
SCALE: 1 : 100



EAST ELEVATION
SCALE: 1 : 100



SOUTH ELEVATION
SCALE: 1 : 100



WEST ELEVATION
SCALE: 1 : 100

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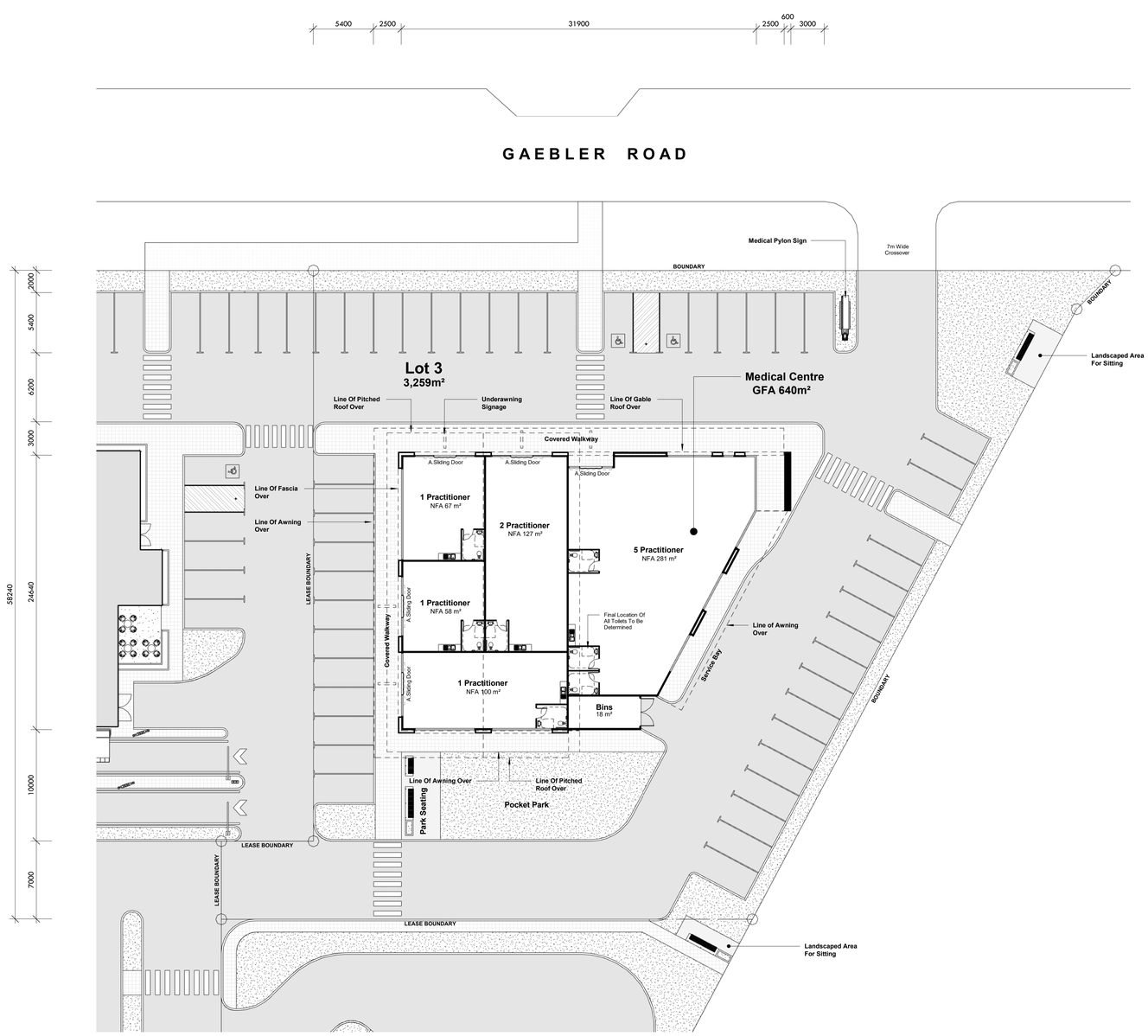
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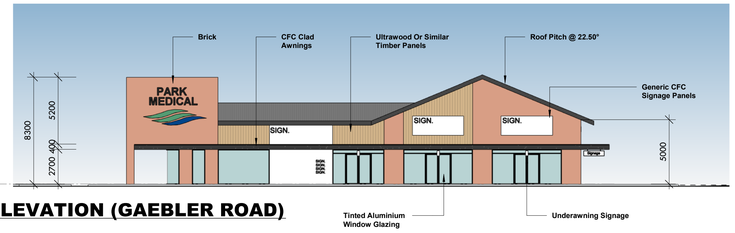
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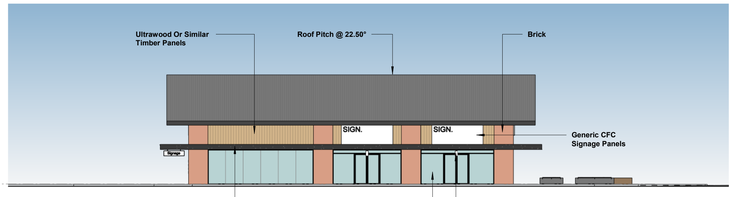
LOT 3 - MEDICAL CENTRE SITE & GROUND FLOOR PLAN

SCALE: 1 : 200



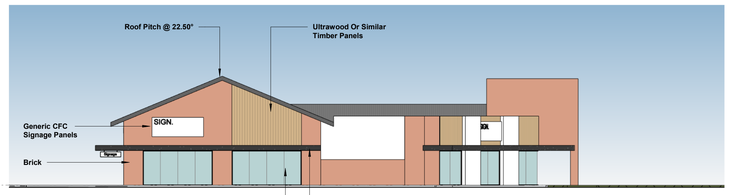
NORTH ELEVATION (GAEBLER ROAD)

SCALE: 1 : 200



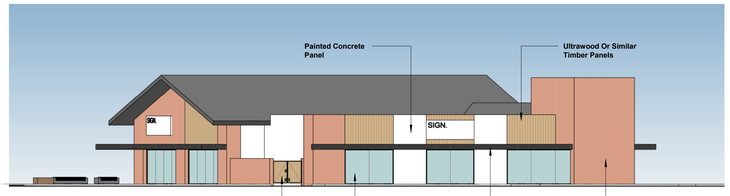
WEST ELEVATION

SCALE: 1 : 200



SOUTH ELEVATION

SCALE: 1 : 200



EAST ELEVATION

SCALE: 1 : 200

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SCALE: 1 : 200 @B1

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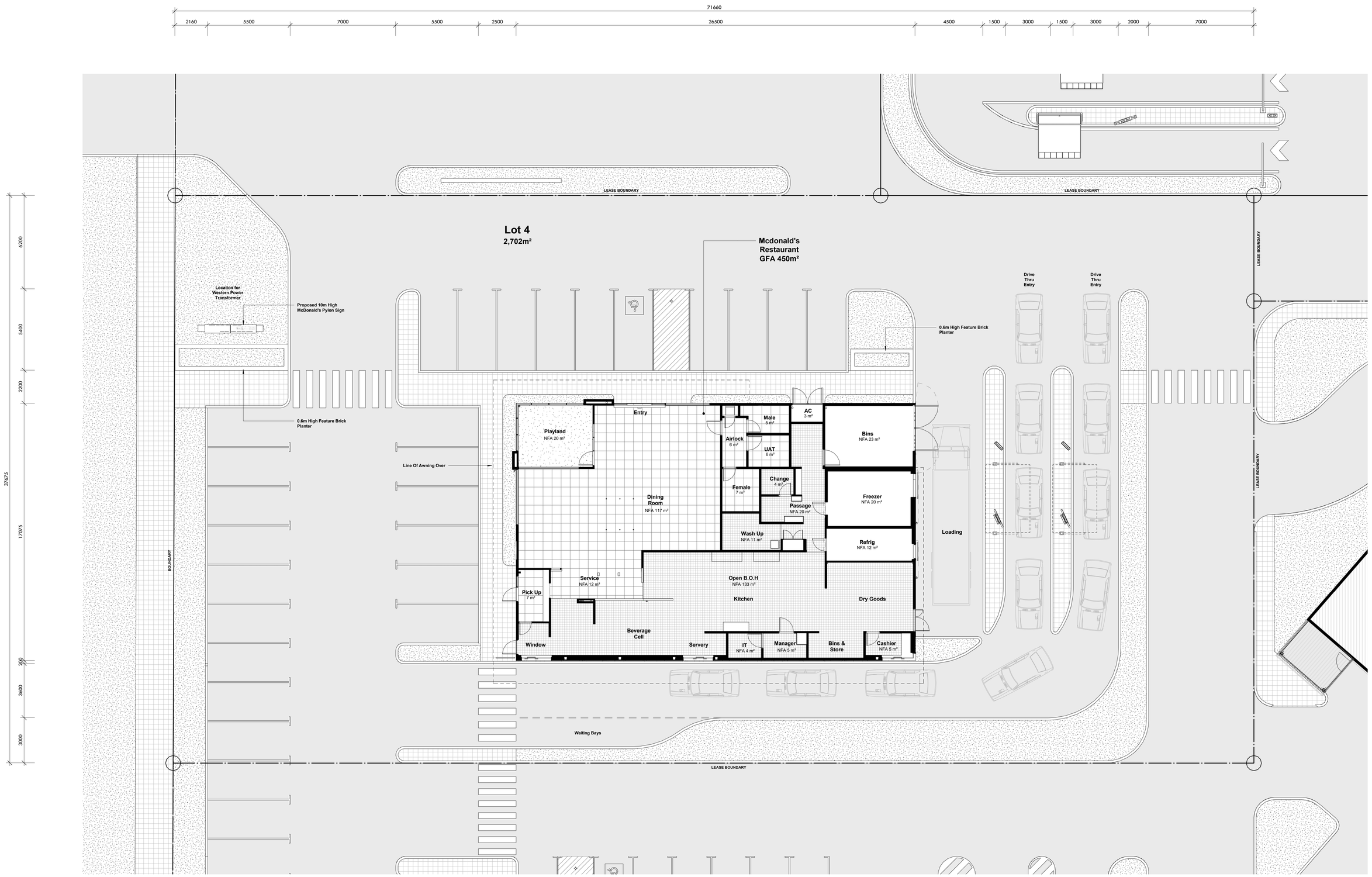
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SCALE: @B1

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LOT 4 - MCDONALD'S SITE & GROUND FLOOR PLAN

SCALE: 1 : 100

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SCALE: 1 : 100 @B1

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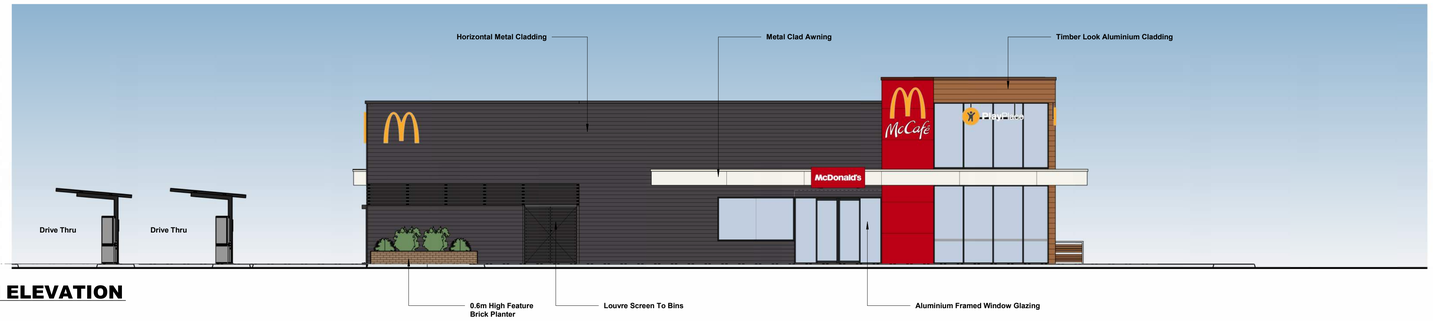
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WEST ELEVATION (HAMMOND ROAD)

SCALE: 1 : 100

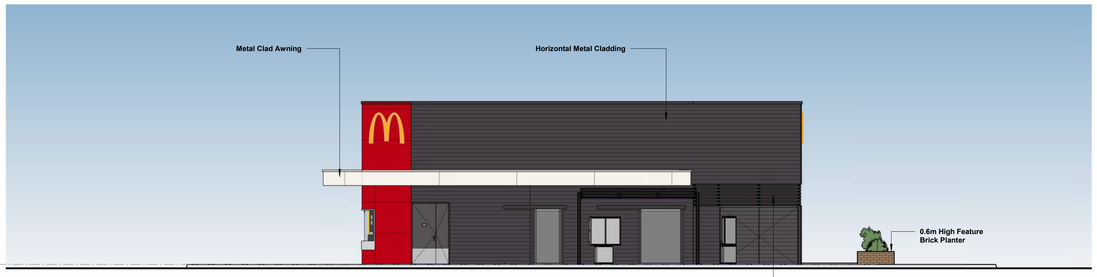




NORTH ELEVATION

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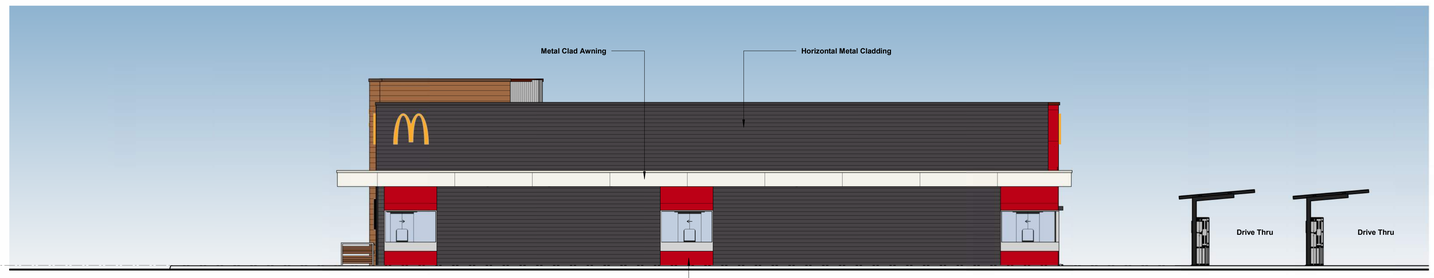




EAST ELEVATION

SCALE: 1 : 100





SOUTH ELEVATION

SCALE: 1 : 100

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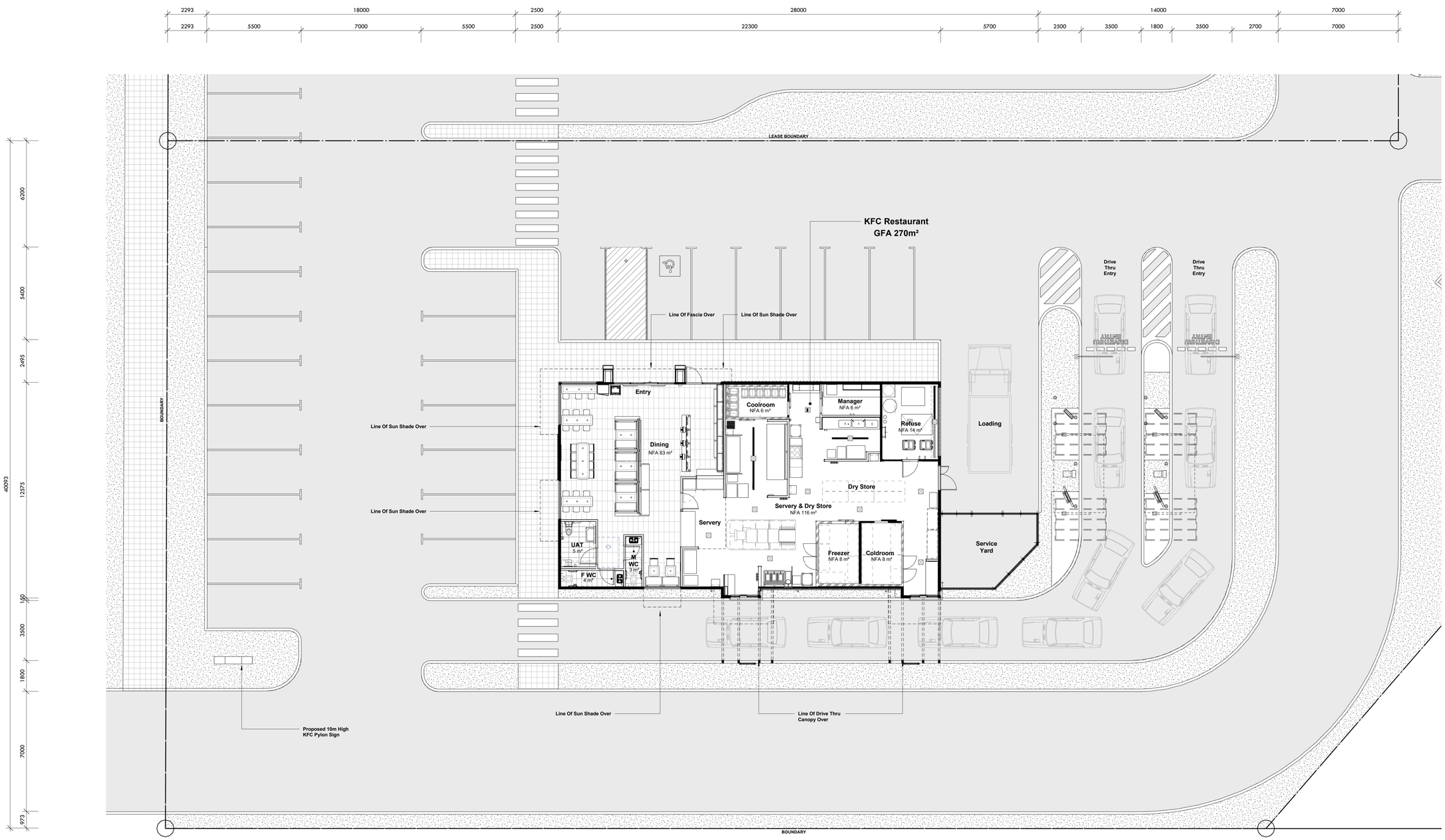
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LOT 5 - KFC SITE & GROUND FLOOR PLAN

SCALE: 1 : 100

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SHEET: 14

SCALE: 1 : 100 @B1

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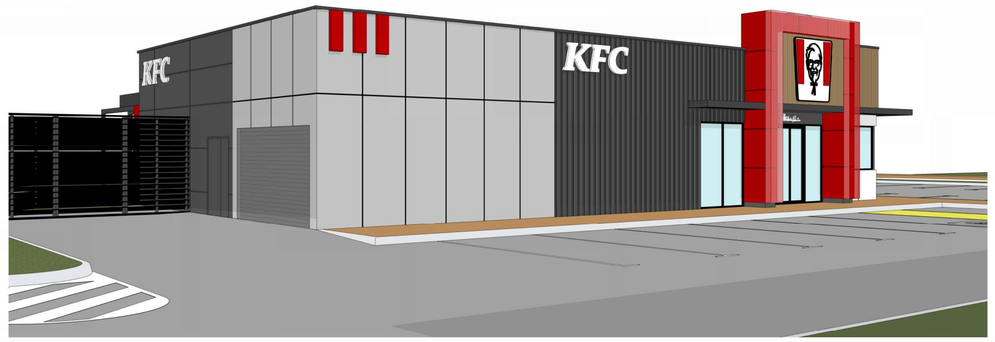
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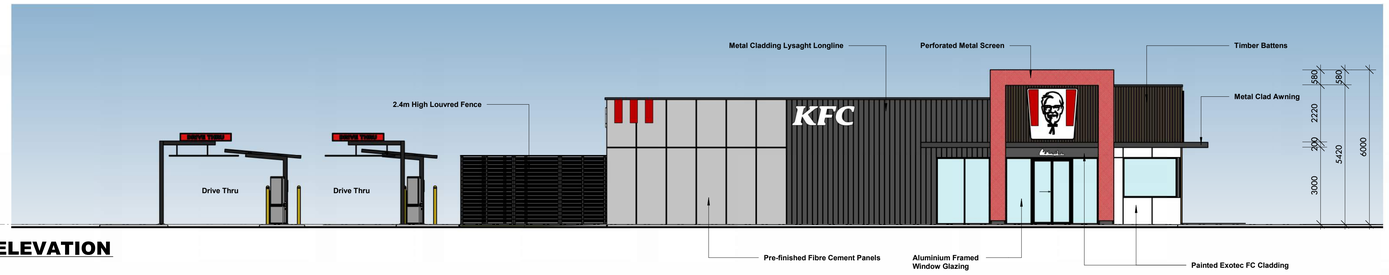
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WEST ELEVATION (HAMMOND ROAD)

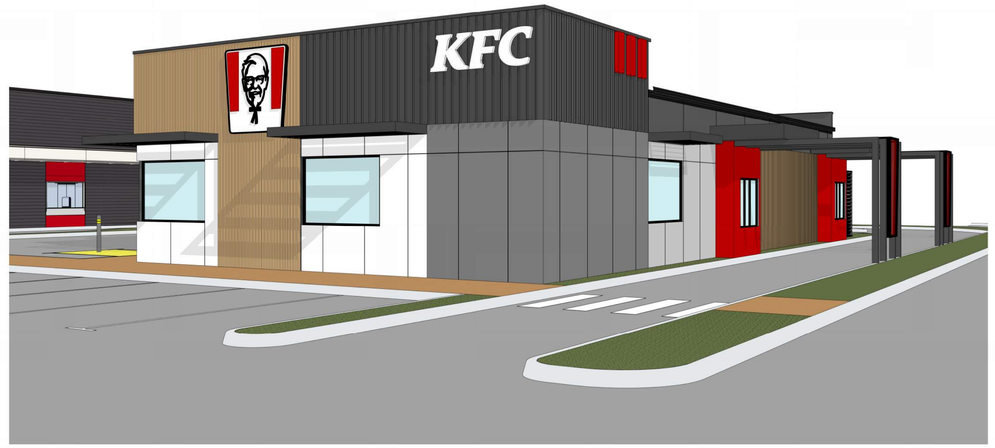
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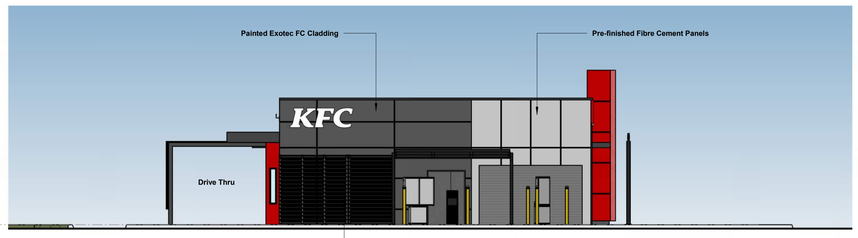




NORTH ELEVATION

SCALE: 1 : 100





EAST ELEVATION

SCALE: 1 : 100





SOUTH ELEVATION

SCALE: 1 : 100

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0 1 2 3 4 5 10

DATE: DEC 2023

REVISION: SK016

SHEET: 15

SCALE: 1 : 100 @B1

PROJECT NUMBER

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LOT 5 - CARWASH SITE & GROUND FLOOR PLAN

SCALE: 1 : 100

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SHEET: 16

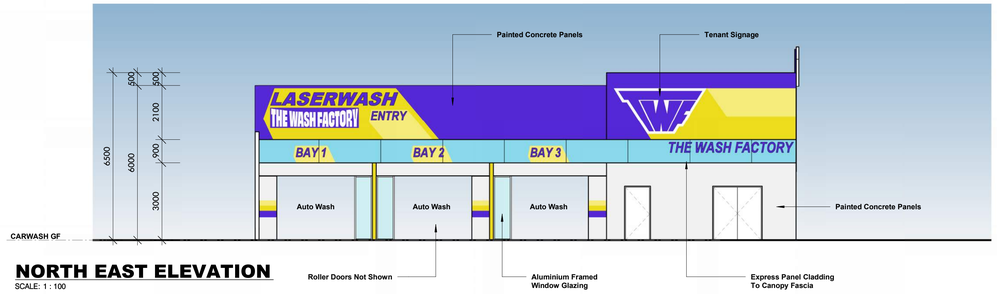
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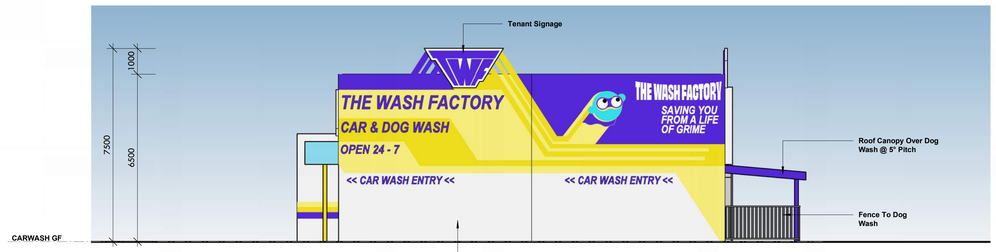
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NORTH EAST ELEVATION

SCALE: 1 : 100

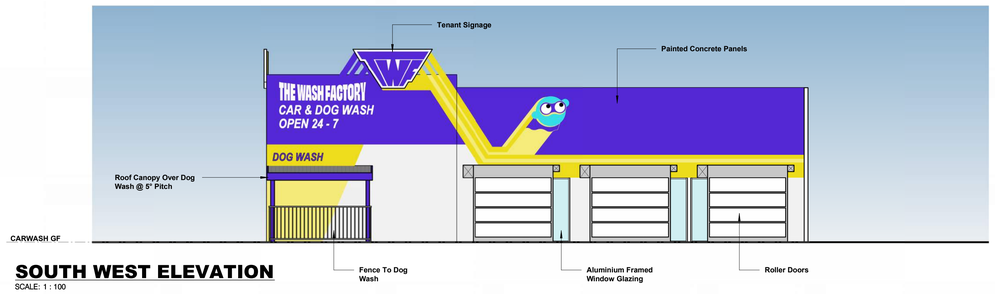




NORTH WEST ELEVATION

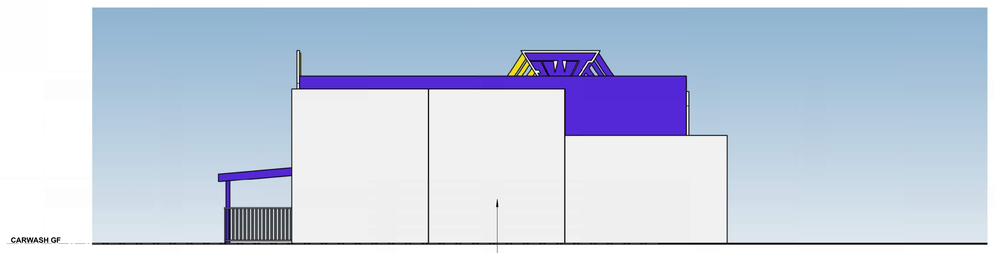
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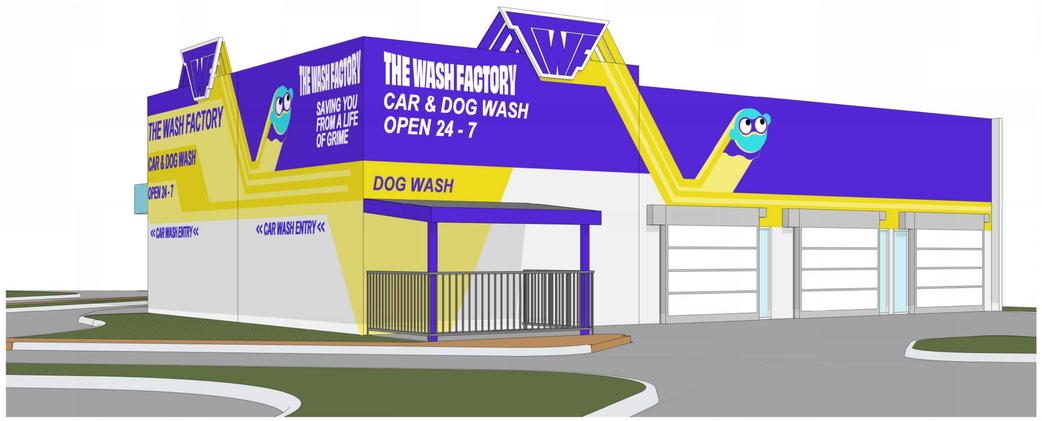
SOUTH WEST ELEVATION

SCALE: 1 : 100



SOUTH EAST ELEVATION

SCALE: 1 : 100



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SHEET: 17

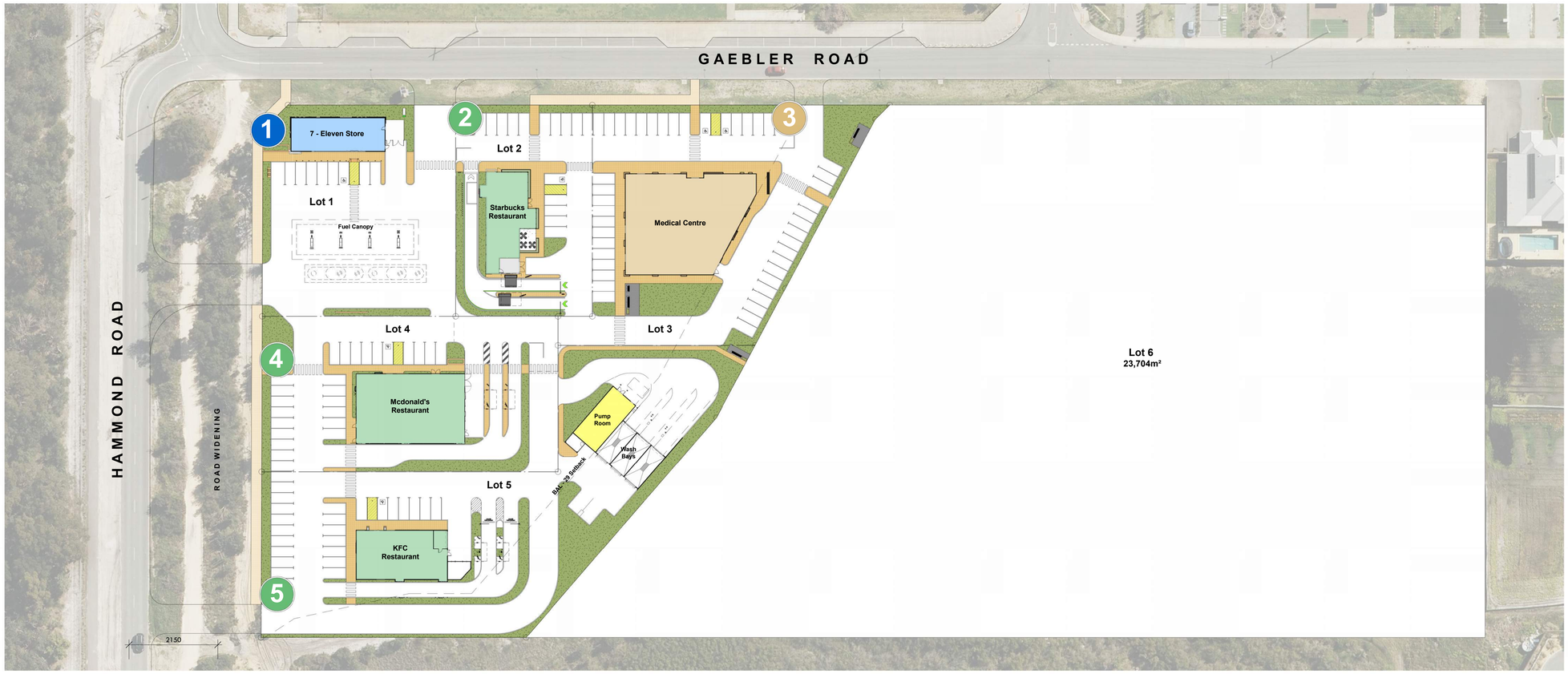
SCALE: 1 : 100 @B1

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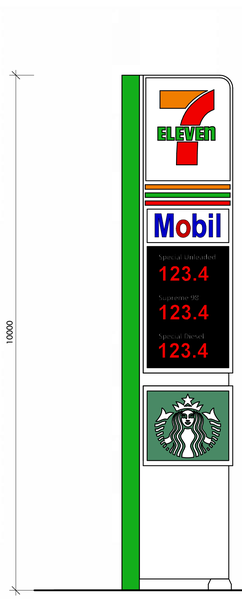
PYLON SIGN

FIVE PYLON SIGNS



LOCATION PLAN

SCALE: 1 : 500



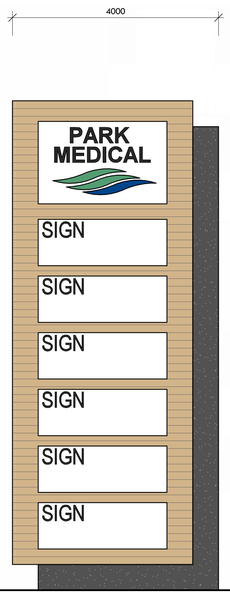
1. 7 - ELEVEN

SCALE: 1 : 50



2. STARBUCKS

SCALE: 1 : 50



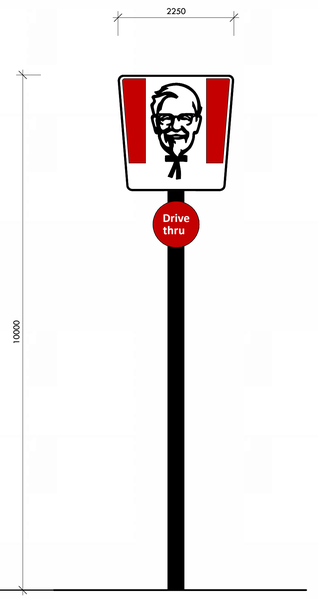
3. MEDICAL CENTRE

SCALE: 1 : 50



4. MCDONALD'S

SCALE: 1 : 50



5. KFC

SCALE: 1 : 50

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SHEET: 18

SCALE: As indicated @B1

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SITE - ROOF PLAN
SCALE: 1 : 500

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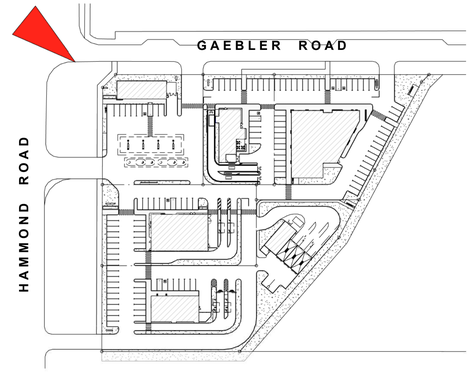
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SHEET: 19
SCALE: 1 : 500 @B1

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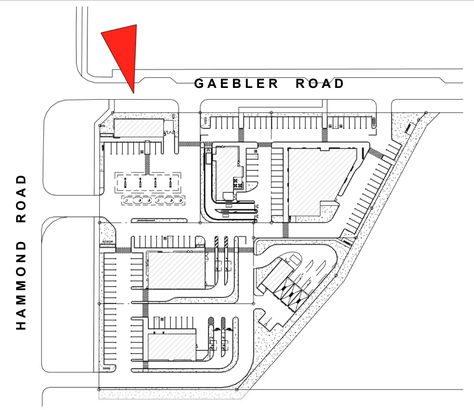
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SHEET: 20

SCALE: 1 : 1200 @B1

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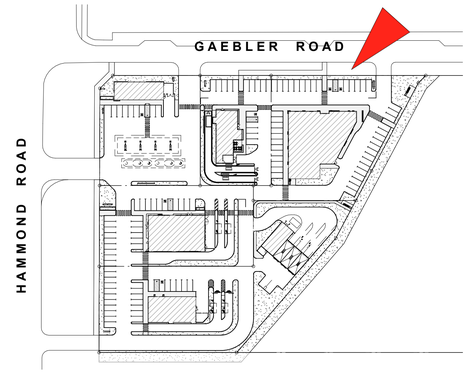
REVISION: SK016

SHEET: 21

SCALE: 1 : 1200 @B1

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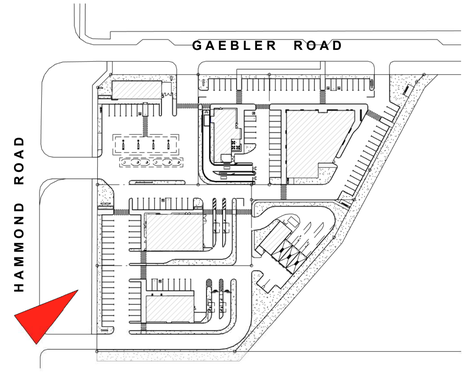
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SHEET: 22

SCALE: 1 : 1200 @B1

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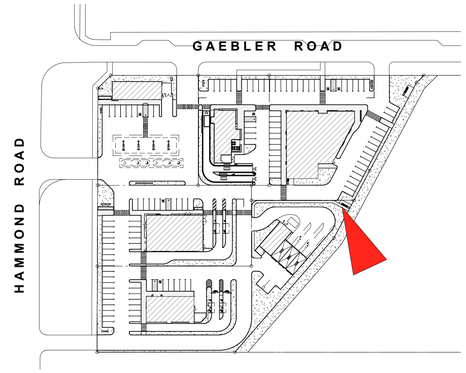
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SHEET: 23

SCALE: 1 : 1200 @B1

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SCALE: 1 : 1200 @B1

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