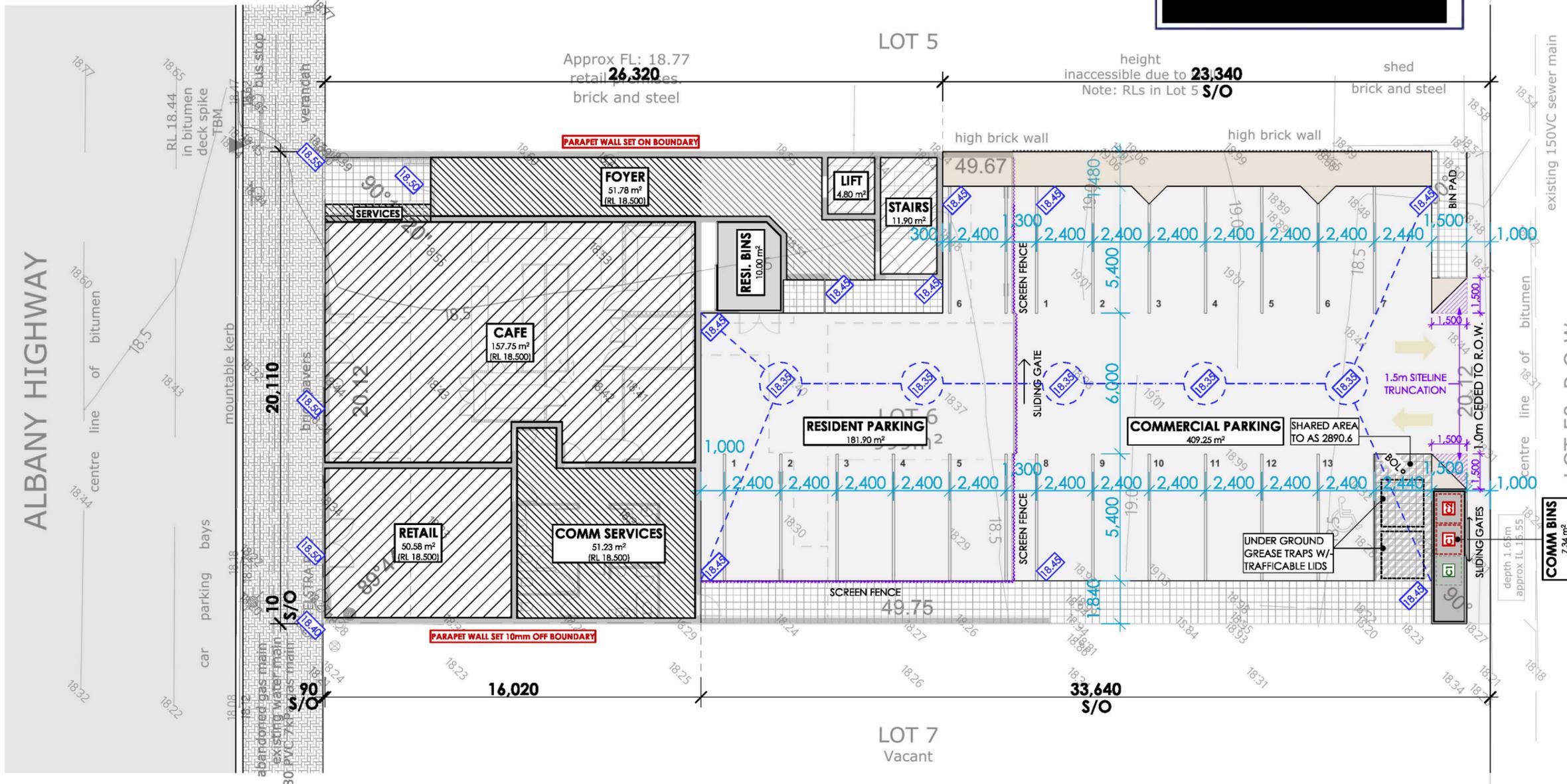




TOWN OF VICTORIA PARK
Received: 19/11/2025



SITE LEGEND

	1800h GATE & FENCE TO RESI. PARKING		LANDSCAPING
	ACCESSIBLE PARKING BAY		PEDESTRAIN PAVING
	PROPOSED LEVEL		VEHICULAR PAVING
	PROPOSED BUILDING		EXISTING PAVED FOOTPATH

VICTORIA PARK GUIDELINES - MIXED USE

Site density code : R60

• Max Plot Ratio	- 1.0
• Min Open Space	- 45%
• Min Primary Street Setback	- NIL
• Min Secondary Street Setback	- N/A
• Maximum height	- 11.5m
• Min Outdoor living	- 10m² (2.4m Min. Dimension)
• Max Parapet wall length	- N/A
• Max Parapet wall Height	- 11.5m

PLOT RATIO CALCULATION

PRECINCT PLAN 11 - SHEET B - DISTRICT CENTRE EAST VIC PARK

SITE AREA	= 999m²
FIRST FLOOR AREA	= 309.3m²
SECOND FLOOR AREA	= 309.3m²
COMMERCIAL/RETAIL	= 207.0m²
TOTAL	= 825.6m² = 0.82

PARKING REQUIREMENTS

Parking Bays Required for Residential Apartments (LPP 30)
• Parking Bays Required/Provided - 1 Per Dwelling - 6/6

Parking Bays Required for Restaurant (LPP 30)
• Restaurant Parking Bays Required - 1 Per 4.5m²
• Sitdown Dining Area & Queuing - 40m²/4.5 = 9
(Excludes circulation and walkways)

Parking Bays Required for Retail (LPP 30)
• Retail Parking Bays Required - 1 Per 20m²
• Total Retail Parking Bays Provided - 50m²/20 = 3
• Total Res/Retail Parking Req./Provided - 12 Required/13 Provided

RESTAURANT SANITARY FACILITY REQUIREMENTS

RESTAURANT TENANCY (1m²/PERSON) 50m² - 70m² = 50-70 PPL

PATRONS

MALE (UP TO 50 PEOPLE) CLOSET PAN = 1
URINAL = 1
WASH BASIN = 1

FEMALE (UP TO 50 PEOPLE) CLOSET PAN = 2
WASH BASIN = 1

EMPLOYEES

MALE (<5) CLOSET PAN = 1
WASH BASIN = 1

FEMALE (<5) CLOSET PAN = 1
WASH BASIN = 1

CLASS 6 - EMPLOYEES MAY SHARE FACILITIES WITH PATRONS

ACCESSIBLE UNISEX SANITARY COMPARTMENT = 1

WASTE REQUIREMENTS

RESIDENTIAL

GENERAL WASTE
2 BEDROOM (160L/WEEK) 2 x 160 = 320L
3 BEDROOM (240L/WEEK) 4 x 240 = 960L
TOTAL 1280/240 = 5.3 BINS
6No. 240L WASTE BINS PROVIDED TO BE COLLECTED WEEKLY

RECYCLE WASTE
2 BEDROOM (80L/FORTNIGHT) 2 x 80 = 160L
3 BEDROOM (240L/FORTNIGHT) 4 x 240 = 960L
TOTAL 1120/240 = 4.6 BINS
5No. 240L RECYCLE BINS PROVIDED TO BE COLLECTED FORTNIGHTLY

NOTE: CALCULATIONS TAKEN FROM WALGA MULTIPLE DWELLING WASTE MANAGEMENT PLAN GUIDELINES

RESTAURANT

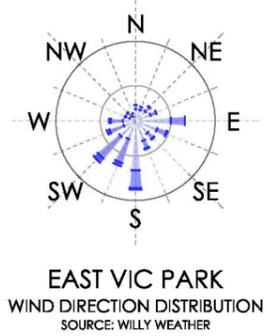
GENERAL WASTE (660L/100m²/DAY) 660x1x7 = 4620L/WK
2No. 1100L WASTE BINS PROVIDED TO BE COLLECTED TWICE WEEKLY

RECYCLE WASTE (130L/100m²/DAY) 130x1x7 = 910L/WK
1No. 1100L RECYCLE BIN PROVIDED TO BE COLLECTED WEEKLY

NOTE: CALCULATIONS TAKEN FROM WALGA COMMERCIAL AND INDUSTRIAL WASTE MANAGEMENT PLAN GUIDELINES AND ARE A GUIDE ONLY. COMMERCIAL TENANCIES TO CONTRACT PRIVATE WASTE REMOVAL SERVICES BASED ON THEIR INDIVIDUAL REQUIREMENTS.

ALBANY HIGHWAY

SITE PLAN
1:200



EAST VIC PARK
WIND DIRECTION DISTRIBUTION
SOURCE: WILLY WEATHER

STAGE: DEVELOPMENT APPROVAL	SHEET: SITE PLAN		
CLIENT: [REDACTED]	REV	COMMENT	DATE
PROJECT: Proposed Mixed Use Development 716 Albany Hwy EAST VICTORIA PARK WA 6101	I	ISSUED FOR DEVELOPMENT APPROVAL	19/09/2018 4:09 PM
	J	ISSUED FOR DEVELOPMENT APPROVAL	19/10/2018 10:44 AM
	K	REVISED TO COUNCIL FEEDBACK	1/11/2018 2:08 PM
	L	REVISED TO COUNCIL FEEDBACK	11/12/2018 3:16 PM

BUILDING DESIGNERS ASSOCIATION OF W.A.

SHEET N°: **2** OF 12

JOB N°: 2017-0812

DRAWING N°: DA2.L

