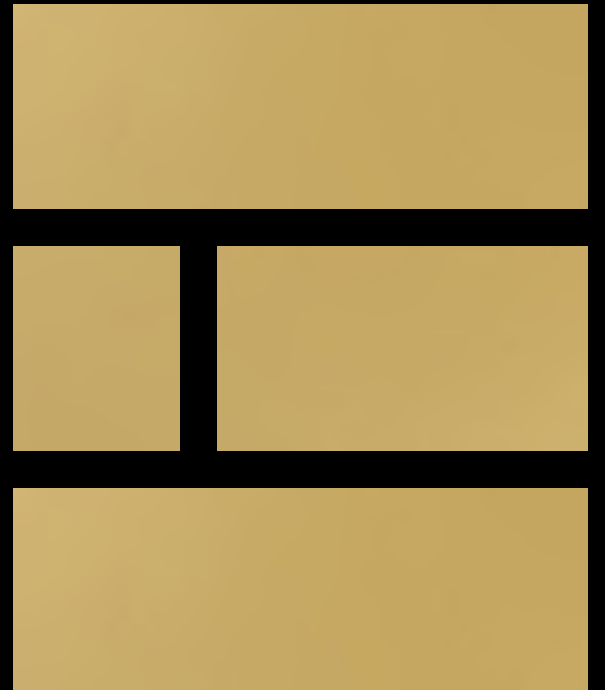


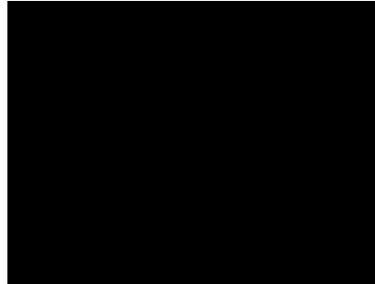
02 April 2024





COTTEEPARKER 

Perth
T 61 (08) 6112 0100
COTTEE PARKER ARCHITECTS PTY LTD
ABN 77 010 924 106
COTTEEPARKER.COM.AU



BIMcloud: CPACLD8IMM01 - BIMcloud/2300/1119 720 Albany Hwy East Victoria Park: 2/04/2024: 4:36 PM

720 Albany Hwy East Victoria Park

720 Albany Highway, East Victoria Park

DRAWING TITLE

3D DRAWING & RENDERS - PERSPECTIVE ELEVAVTION

02 RFI RESPONSE 14/03/2024 LI JA IM
01 DEVELOPMENT APPROVAL 28/11/2023 LI JA IM
ISSUE PURPOSE DATE D C A

Schematic Design

JOB No

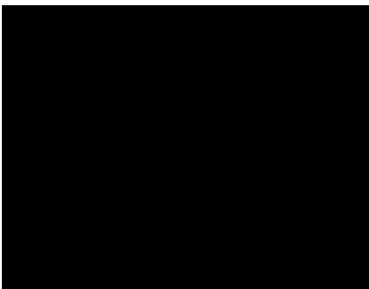
7119

DRAWING No

SD0201

ISSUE

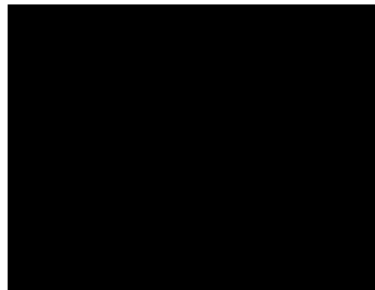
02





COTTEEPARKER 

Perth
T 61 (08) 6112 0100
COTTEE PARKER ARCHITECTS PTY LTD
ABN 77 010 924 106
COTTEEPARKER.COM.AU



BIMcloud: CPACLBIMM01 - BIMcloud/2300/7119 720 Albany Hwy East Victoria Park: 2/04/2024: 4:36 PM

720 Albany Hwy East Victoria Park

720 Albany Highway, East Victoria Park

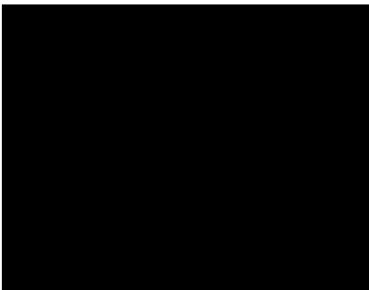
3D DRAWING & RENDERS - NIGHT IMPRESSION

02 RFI RESPONSE 14/03/2024 LI JA IM
01 DEVELOPMENT APPROVAL 28/11/2023 LI JA IM
ISSUE PURPOSE DATE D C A
Schematic Design

JOB No
7119

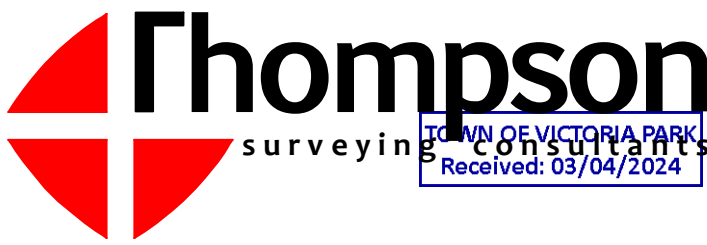
DRAWING No
SD0203

ISSUE
02



NOTE: All Features shown are positioned from existing features (walls & fences). These features may not be on the correct alignment. Thompson Surveying Consultants STRONGLY recommend that a Resurvey be carried out before any plans are drafted.

NOTE: Cadastral boundary data depicted in is not surveyed or accurate and is based on Landgate SCDB data. Cadastral survey of boundaries is required to accurately define them. Thompson Surveying Consultants takes no responsibility for the accuracy and completeness of Landgate SCDB data.



Innovators in Surveying Since 1952

Licensed Surveyors, Project Managers
& Engineering Surveyors

A.C.N. 008 938 903 ABN 78 008 938 903
6/18 Casuarina Drive, Bunbury
PO Box 1719 BUNBURY WA 6231
Ph (08) 9721 4000
eMail info@thompsons surveying.com.au

CLIENT: DYNAMIC PLANNING AND DEVELOPMENTS

PROJECT:
LOT 7 ON P. 1734 (C/T 1655/219),
(# 720) ALBANY HIGHWAY,
EAST VICTORIA PARK

TITLE: FEATURE SURVEY

DATUM HOR: M.G.A.94 VERT: A.H.D.

A.H.D. HEIGHTS DERIVED FROM: SSM
KEWDALE 68



Date: 19/Sep./2023 Scale (@A3) 1:200

Drawn: Pb Surveyor: MD Checked: MD

File: 22154FS - DWG22154FS

SERVICES:

ELEC.	U/ground	ROAD TYPE	Bitumen
GAS	Yes	KERB	Mountable
PHONE	Yes	FOOTPATH	Paved
SEWER	Yes	SOIL	Sand
WATER	Yes	VEGETATION	Nil

COASTAL CATEGORY: NO

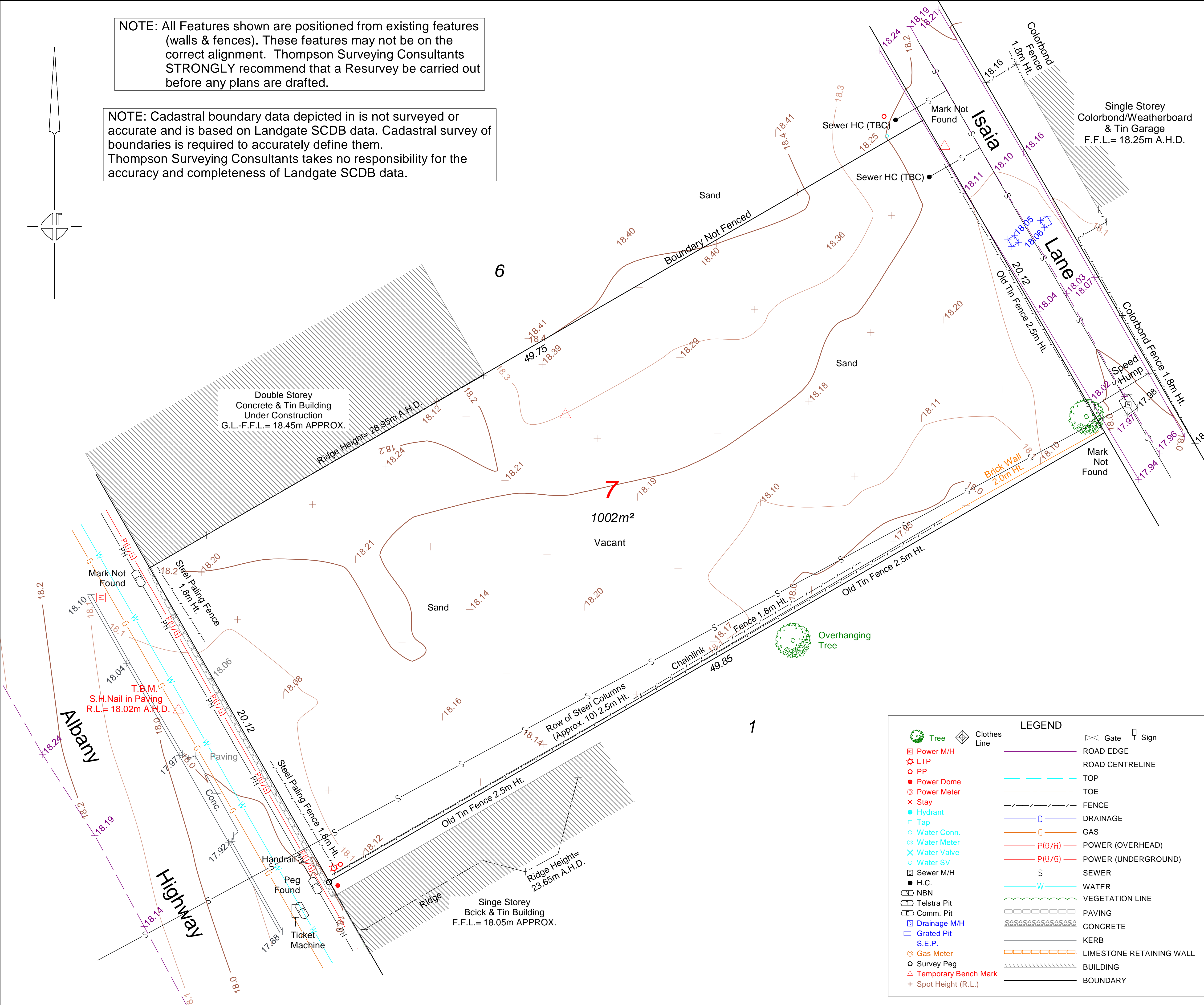
REVISION SCHEDULE

No.	Date	Description

NOTE: IF THE PROPOSED BUILDING IS LESS THAN 1 METRE (or otherwise specified in Information Sheet No. 60) OF THE SEWER MAIN THE WATER CORPORATION WILL REQUIRE A SURVEYED LOCATION OF THE SEWER MAIN PRIOR TO APPROVAL OF THE BUILDING APPLICATION.
See Water Corporation - Development Services Branch - Information Sheet No. 60 'Survey Requirements for Building Developments'

All services plotted from information supplied by others, site verification required prior to construction. Boundary position is not deemed to be correct until a resurvey has been carried out. Check Certificate of Title for any easements etc. No responsibility accepted for changes occurring after date of survey.

COPYRIGHT: This drawing is the property of THOMPSON SURVEYING CONSULTANTS and shall not be copied or reproduced in whole or in part, for any other purpose than was originally intended unless written consent is given by THOMPSON SURVEYING CONSULTANTS.



Tree

Clothes Line

Power M/H

LTP

PP

Power Dome

Power Meter

Stay

Hydrant

Tap

Water Conn.

Water Meter

Water Valve

Water SV

Sewer M/H

H.C.

NBN

Telstra Pit

Comm. Pit

Drainage M/H

Grated Pit

S.E.P.

Gas Meter

Survey Peg

Temporary Bench Mark

Spot Height (R.L.)

LEGEND

ROAD EDGE

ROAD CENTRELINE

TOP

TOE

FENCE

DRAINAGE

GAS

POWER (OVERHEAD)

POWER (UNDERGROUND)

SEWER

WATER

VEGETATION LINE

PAVING

CONCRETE

KERB

LIMESTONE RETAINING WALL

BUILDING

BOUNDARY

Gate

Sign



DEVELOPMENT STANDARDS:

District Centre Zone: East Victoria Park ^{TOWN OF VICTORIA PARK} Shopping Area
This area is the major focus for the district offering a variety of shopping, civic, cultural, recreation and entertainment activities.

Plot Ratio: Max. plot ratio of 1.0

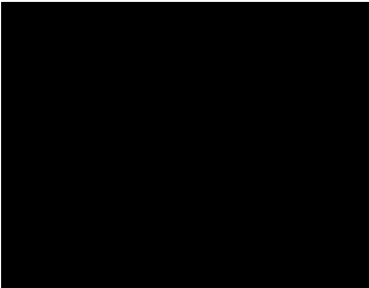
Setbacks: Nil setback to Albany Hwy and nil side setbacks, except where a pedestrian access way to the rear of the site is provided.

Pedestrian Amenity: Continuous shopfront awnings/verandahs are to be provided over the footpath, giving weather protection to pedestrians.

Pedestrian Access Where council considers necessary from Albany Hwy to rear car parks.

Car Parking Car parking areas are to be provided at the rear of developments.

Building Height Max. Height at Street Boundary - 2 Storey 7.5m
Max. Building Height - 3 Storey 11.5m with 45° Recession Plane



STREET VIEWS

Front view to site



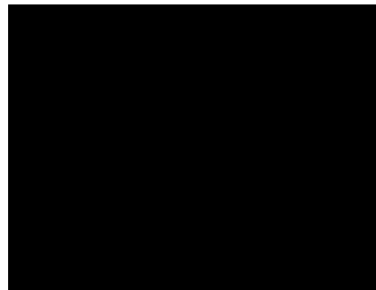
View looking North along Albany Highway

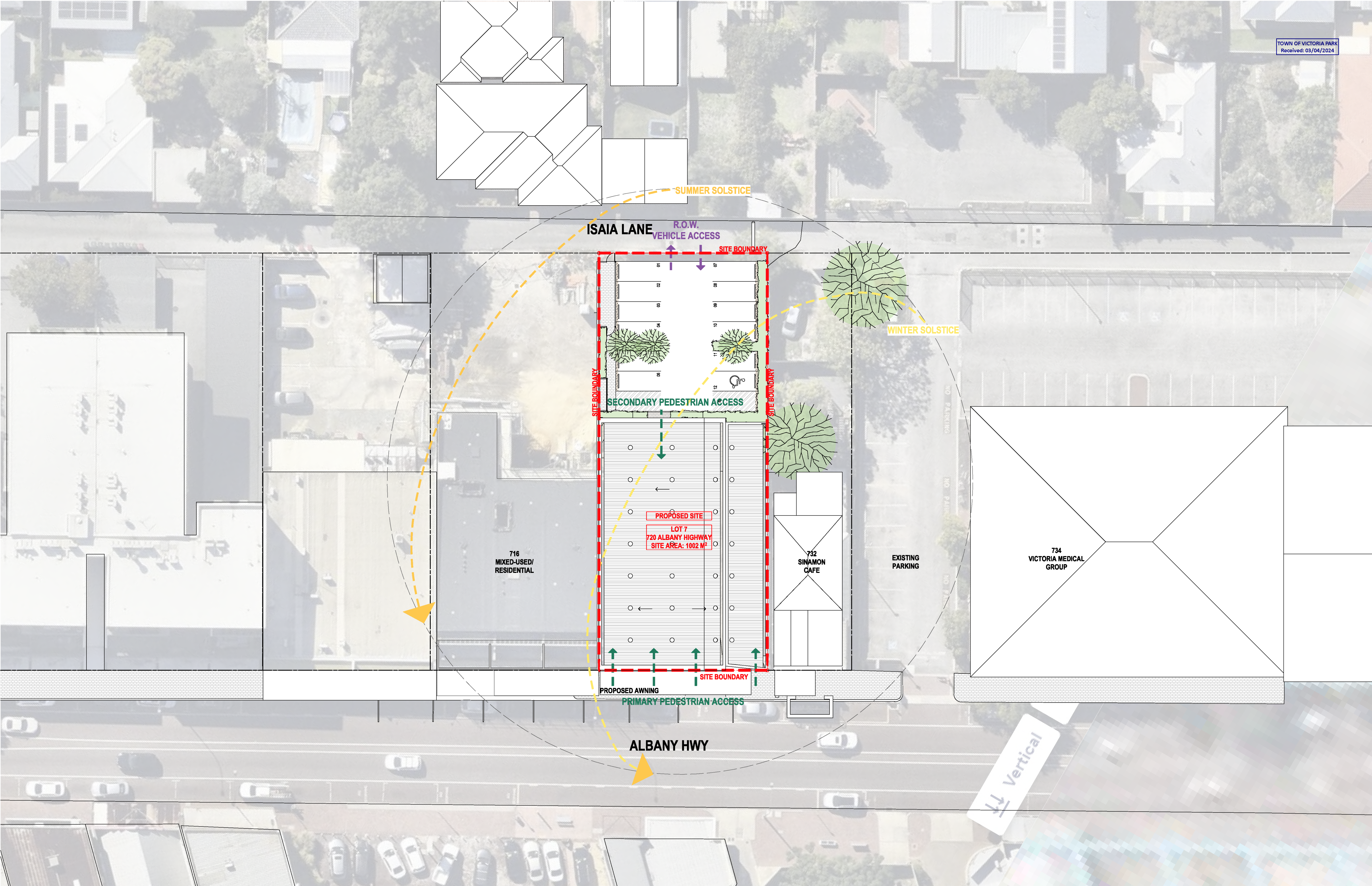


View looking South along Albany Highway



View looking along Isaia Lane



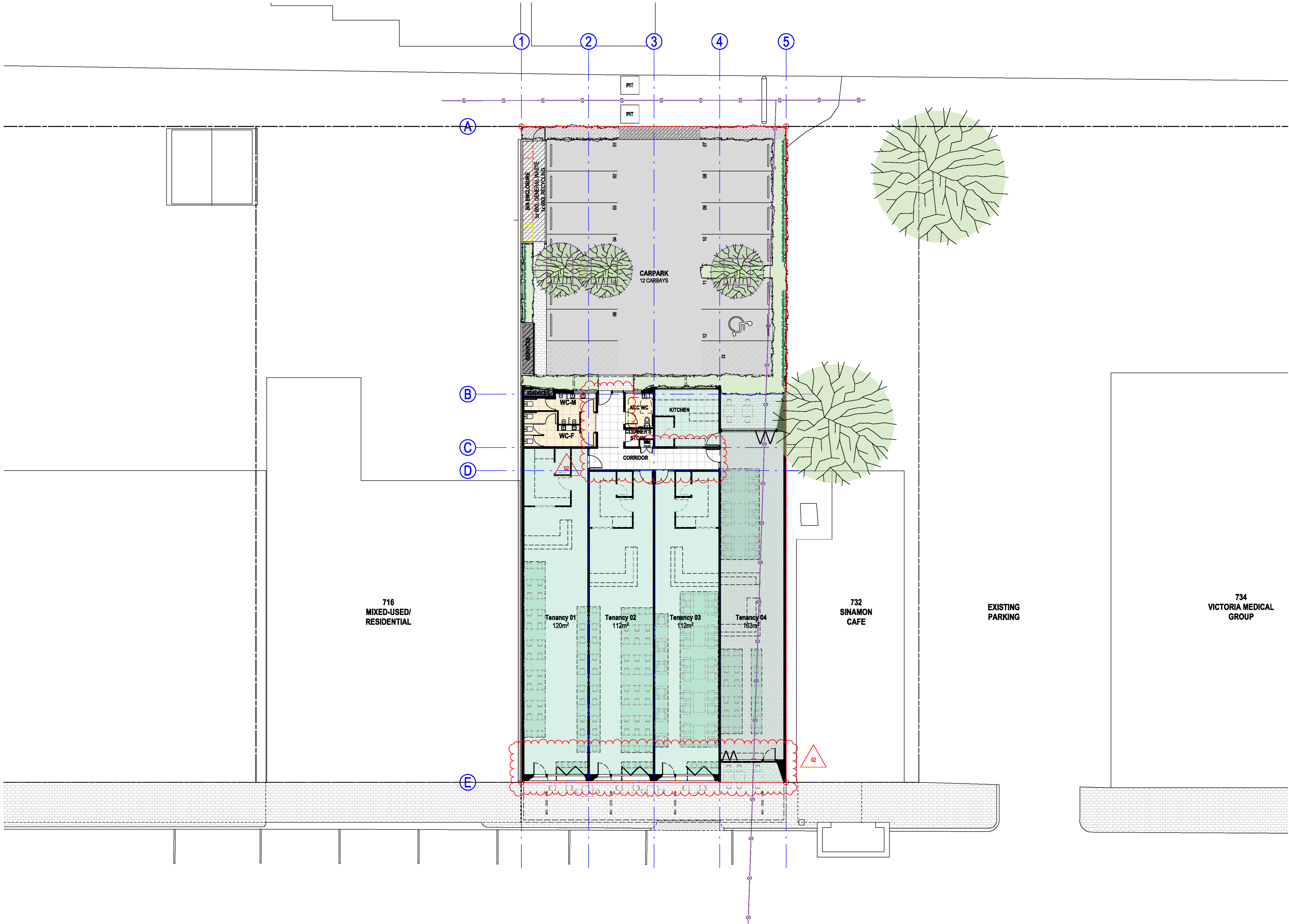


This architectural site plan illustrates a commercial development project. The central building is divided into four tenancies: Tenancy 01 (120m², Concrete), Tenancy 02 (112m², Concrete), Tenancy 03 (112m², Concrete), and Tenancy 04 (163m², Paving). The building includes a kitchen, storage, and various service areas. A carpark with 12 car bays is located adjacent to the building. The plan also shows existing and proposed boundaries, setbacks, and surrounding context including neighboring properties and parking areas.

Key Features and Annotations:

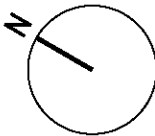
- ISALA LA SITE BOUNDARY:** Indicated by a dashed purple line.
- EXISTING BRICK FENCE OF NEIGHBOURING PROPERTY:** Shown on the left side.
- PROPOSED BIN ENCLOSURE:** Located near the carpark.
- MEDIUM SIZED TREE PROPOSED - SPECIES TO COMPLY WITH TOVP LOCAL PLANNING POLICY NO. 39:** Indicated by green tree symbols.
- VERTICAL PLANTING ON AREAS WITH EXPOSED BOUNDARY FENCE:** Indicated by green tree symbols.
- PROPOSED SERVICES/PLANT ENCLOSURE:** Located near the carpark.
- TURNING/LOADING BAY:** Located near the carpark.
- PROPOSED PRE-FINISHED METAL FENCE TO BOUNDARY:** Indicated by a red dashed line.
- DASHED PURPLE DENOTES 2m/2m TREE GROWTH ZONE AND 2m MINIMUM RADIUS TREE PROTECTION ZONE:** Indicated by a red dashed line.
- EXISTING PARKING:** Located to the right of the building.
- 732 SINAMON CAFE:** The main building complex.
- 716 MIXED-USED/ RESIDENTIAL:** Located to the left of the building.
- 734 VICTORIA MEDICAL GROUP:** Located to the right of the building.
- ALBANY HIGHWAY:** Located at the bottom of the plan.
- EXISTING STREET PARKING:** Located along Albany Highway.
- REMOVE EXISTING CONCRETE APRON. REINSTATE KERB & PAVING TO MATCH EXISTING:** Indicated by a red dashed line.
- NEW STREET PARKING TO BE REINSTITATED IN EXISTING NO STOPPING BAY:** Indicated by a red dashed line.
- EXISTING OUTDOOR SEATING:** Located near the parking area.
- PARKING METER RELOCATE TOWN OF VICTORIA PARK'S BICYCLE HOOP RACK:** Indicated by a red dashed line.

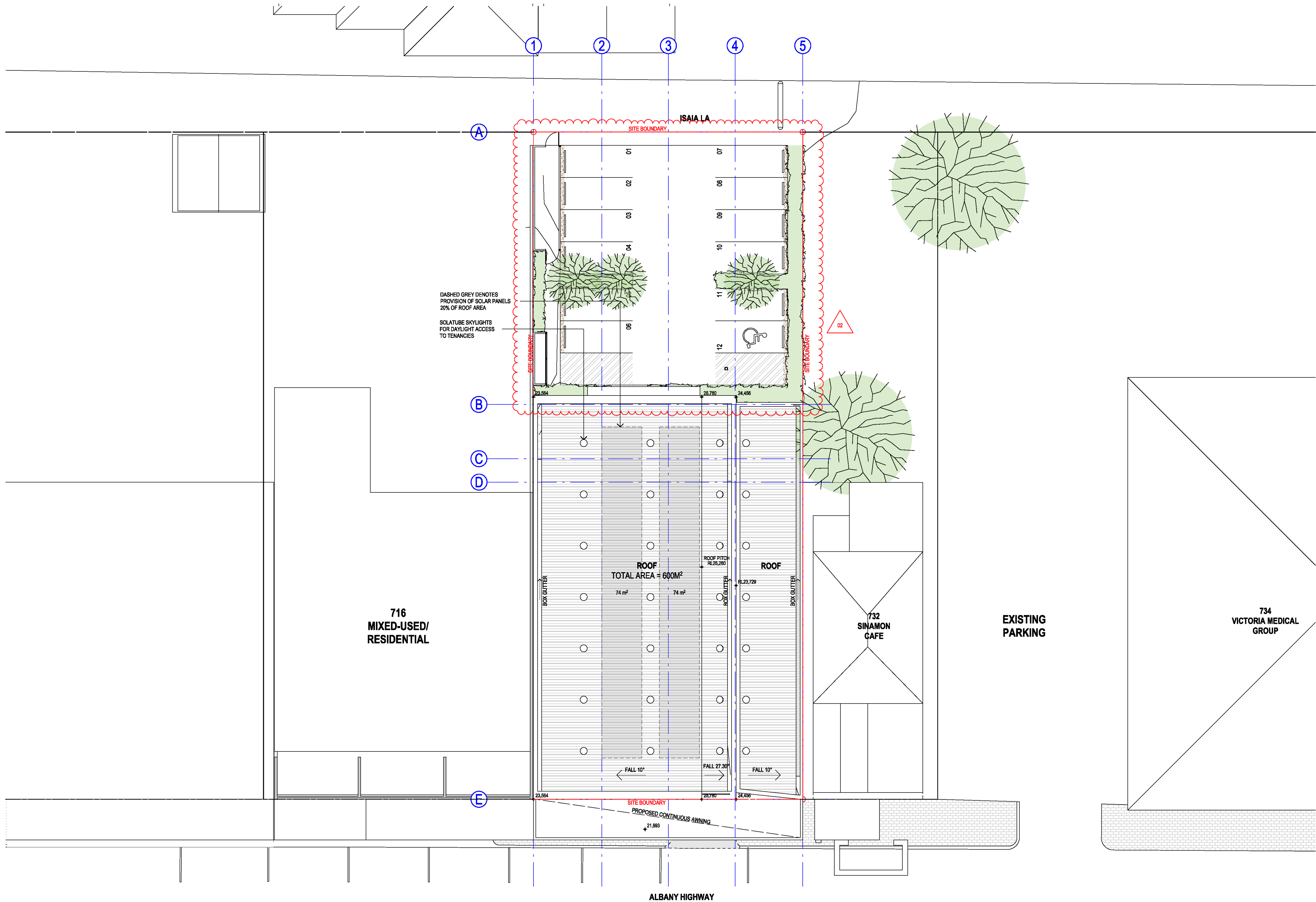
03

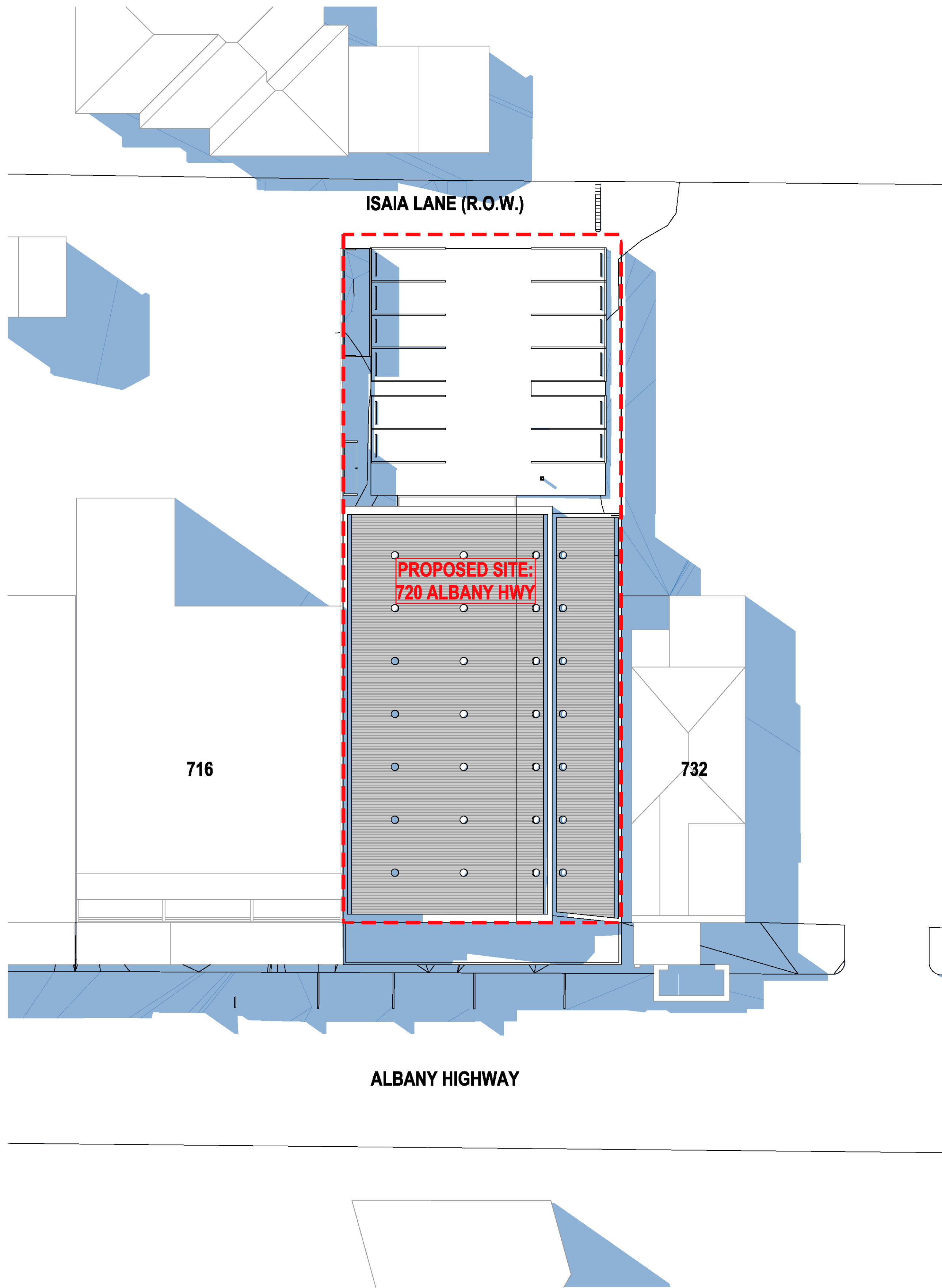


2800 Area Calculation - Dining areas			
	AREA TYPE	ROOM SUBTYPE	AREA (m2)
GROUND		TOWN OF VICTORIA PARK Received: 03/04/2024	
	DINING AREA	Tenancy 01	32
	DINING AREA	Tenancy 02	38
	DINING AREA	Tenancy 03	46
	DINING AREA	Tenancy 04	36
		TOTAL	152 m²

TOTAL CAR PARKING REQUIRED
REQUIRED: 1 CAR BAY PER 4.5M² = 33 CAR BAYS
PROVIDED : 12 CAR BAYS



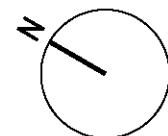




1
-
SUN STUDY: 21 JUNE : 12:00PM
SCALE 1:200 @ A1
SCALE 1:400 @ A3

COTTEEPARKER 

Perth
T 61 (08) 6112 0100
COTTEE PARKER ARCHITECTS PTY LTD
ABN 77 010 924 106
COTTEEPARKER.COM.AU



BIMcloud: CPACLD8INM01 - BIMcloud2300/7119 720 Albany Hwy East Victoria Park: 2/04/2024: 4:37 PM

720 Albany Hwy East Victoria Park

720 Albany Highway, East Victoria Park

DRAWING TITLE

SHADOW DIAGRAM

02 RF1 RESPONSE 14/03/2024 LI JA IM
01 DEVELOPMENT APPROVAL 28/11/2023 LI JA IM
ISSUE PURPOSE DATE D C A

Schematic Design

JOB No

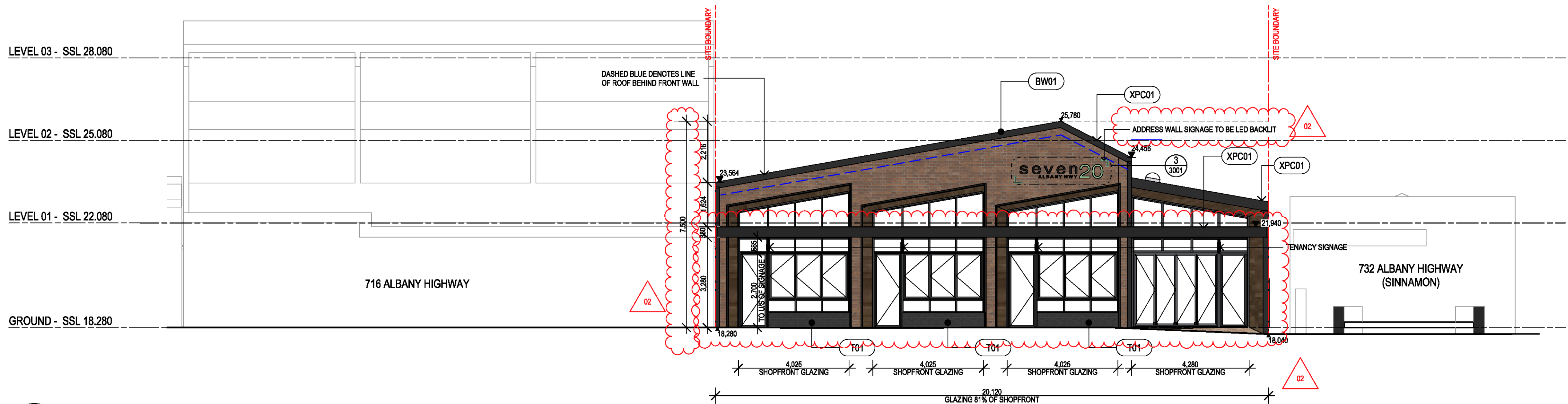
7119

DRAWING No

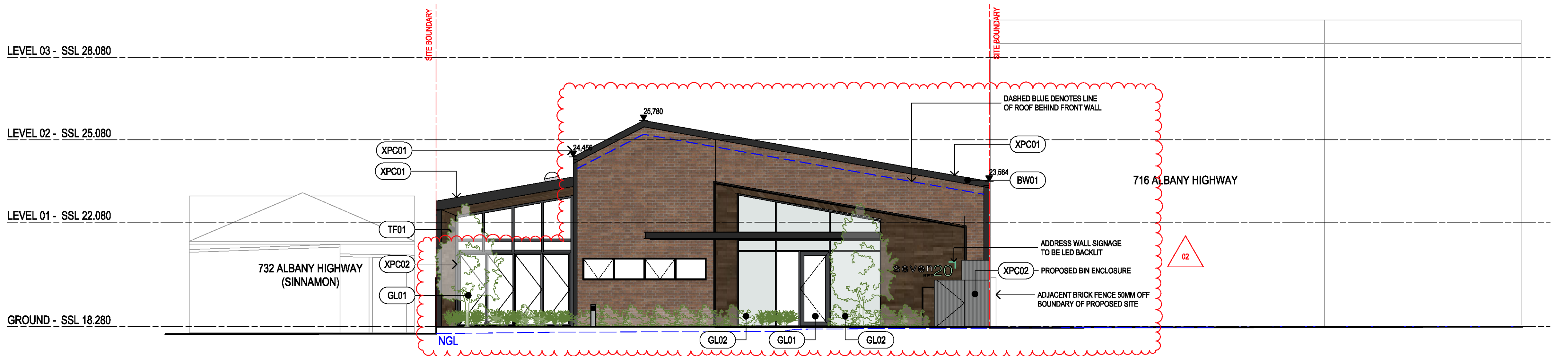
SD2801

ISSUE

02

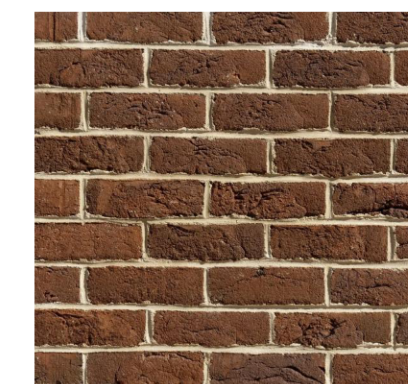


1 WEST ELEVATION
SCALE 1:100 @ A1
SCALE 1:200 @ A3



2 EAST ELEVATION
SCALE 1:100 @ A1
SCALE 1:200 @ A3

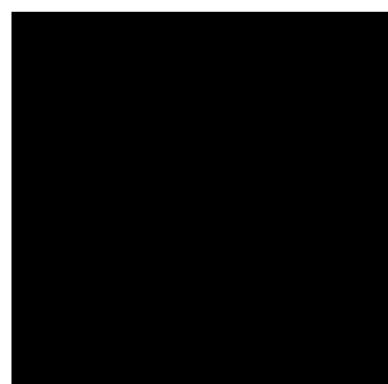
MATERIALS



BW01
FACE BRICK OR
BRICK LOOK WALLS



TF01
TIMBER
SHOPFRONT
REVEALS



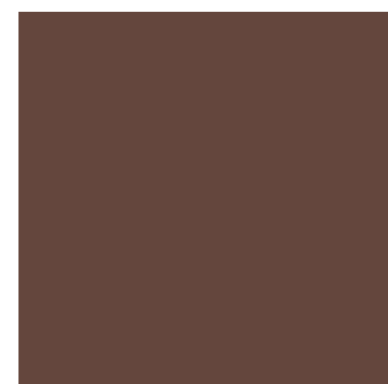
XPC01
BLACK PRE-FINISHED
METAL PROFILE



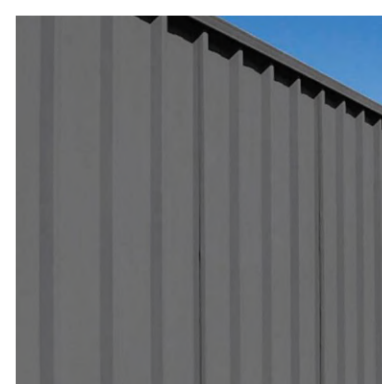
XPC02
GREY PRE-FINISHED
METAL PROFILE



P01
GREY PAINTED
WALL



P02
PAINTED WALL TO
MATCH BRICKWORK



FE01
GREY PRE-FINISHED
METAL FENCE



GL01
CLEAR GLAZED
WINDOWS/DOORS



GL02
OBSCURED
GLAZING



T01
BLACK TILING TO
STORE-RISERS



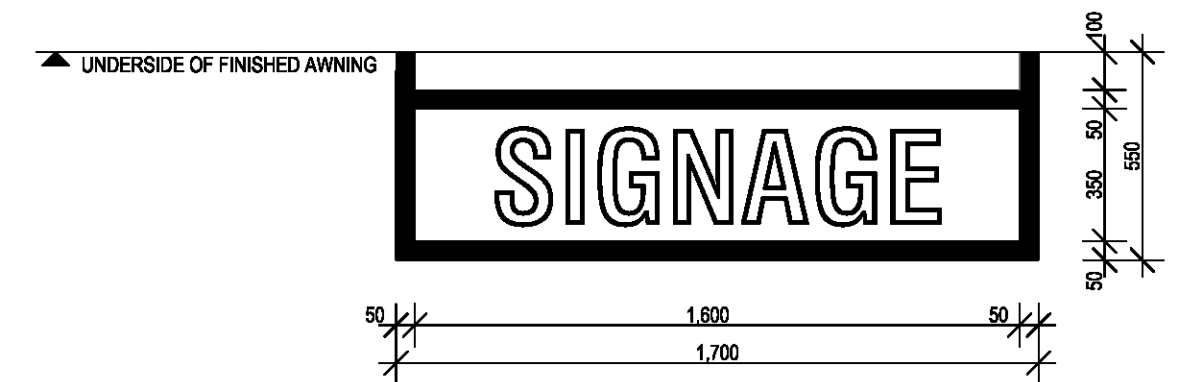
XC01
METAL ROOF
SHEETING



FF01
PERMEABLE
PAVING



3 FRONT OF BUILDING - ADDRESS SIGNAGE
SCALE 1:20 @ A1
SCALE 1:40 @ A3



4 FRONT OF BUILDING - TENANCY SIGNAGE
SCALE 1:20 @ A1
SCALE 1:40 @ A3

COTTEEPARKER

Perth
T 61 (08) 6112 0100
COTTEE PARKER ARCHITECTS PTY LTD
ABN 77 010 924 106
COTTEEPARKER.COM.AU

0 1 2 3 4 5 6 7 8 9 10

SCALE 1:100 @ A1
SCALE 1:200 @ A3

BIMcloud: CPACLD\BIM001 - BIMcloud\2300\7119 720 Albany Hwy East Victoria Park: 20/4/2024: 4:37 PM

720 Albany Hwy East Victoria Park

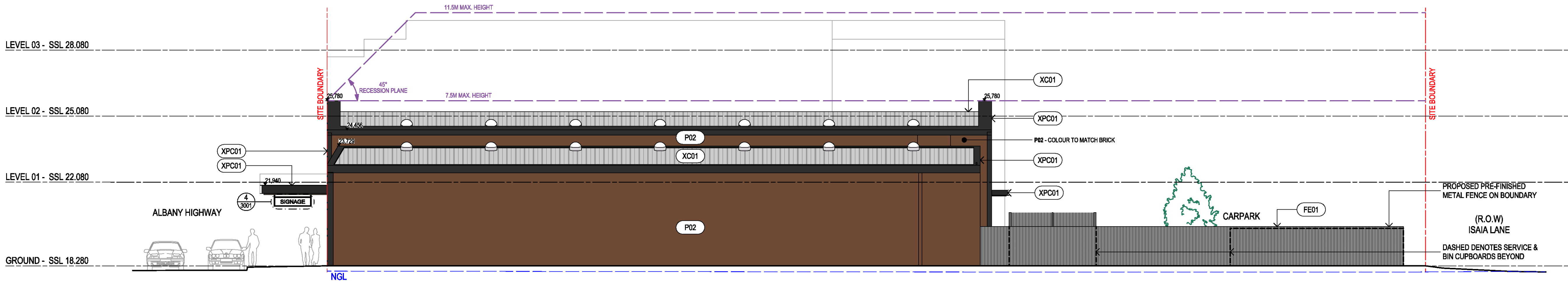
720 Albany Highway, East Victoria Park

DRAWING TITLE
ELEVATIONS - SHEET 01

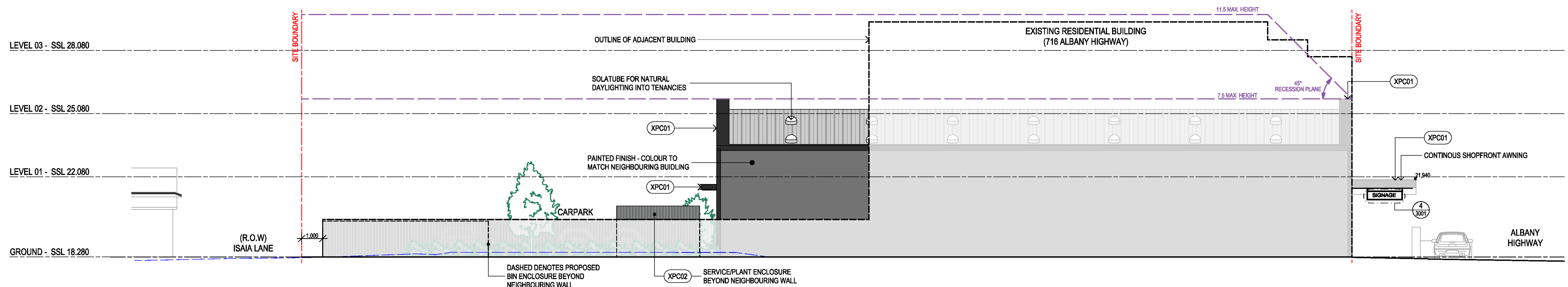
02 RFI RESPONSE
01 DEVELOPMENT APPROVAL
ISSUE PURPOSE
14/03/2024 LI JA IM
28/11/2023 LI JA IM
DATE D C A
Schematic Design

JOB No
7119

DRAWING No
SD3001
ISSUE
02

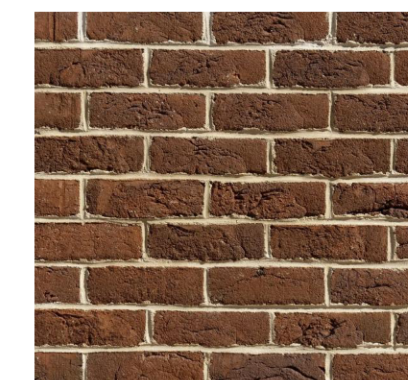


1 SOUTH ELEVATION
SCALE 1:100 @ A1
SCALE 1:200 @ A3



2 NORTH ELEVATION
SCALE 1:100 @ A1
SCALE 1:200 @ A3

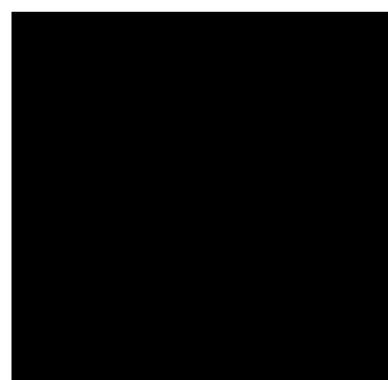
MATERIALS



BW01
FACE BRICK OR
BRICK LOOK WALLS



TF01
TIMBER
SHOPFRONT
REVEALS



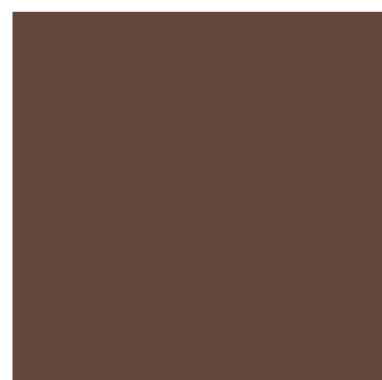
XPC01
BLACK PRE-FINISHED
METAL PROFILE



XPC02
GREY PRE-FINISHED
METAL PROFILE



P01
GREY PAINTED
WALL



P02
PAINTED WALL TO
MATCH BRICKWORK



FE01
GREY PRE-FINISHED
METAL FENCE



GL01
CLEAR GLAZED
WINDOWS/DOORS



GL02
OBSCURED
GLAZING



T01
BLACK TILING TO
STORE-RISERS



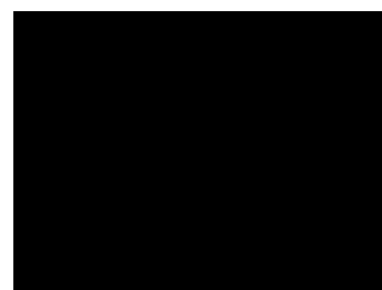
XC01
METAL ROOF
SHEETING



FF01
PERMEABLE
PAVING

COTTEEPARKER

Perth
T 61 (08) 6112 0100
COTTEE PARKER ARCHITECTS PTY LTD
ABN 77 010 924 106
COTTEEPARKER.COM.AU



0 1 2 3 4 5 6 7 8 9 10
SCALE 1:100 @ A1
SCALE 1:200 @ A3

BIMcloud: CPACLD8IMM01 - BIMcloud/2300/7119 720 Albany Hwy East Victoria Park: 20/04/2024: 4:37 PM

720 Albany Hwy East Victoria Park

720 Albany Highway, East Victoria Park

DRAWING TITLE
ELEVATIONS - SHEET 02

02 RFI RESPONSE
01 DEVELOPMENT APPROVAL
ISSUE PURPOSE
14/03/2024 LI JA IM
28/11/2023 LI JA IM
DATE D C A
Schematic Design

JOB No
7119

DRAWING No
SD3002
ISSUE
02