

**Attachment 2 – Current Development Plans - Nos 467-493 (Lots 1-4)  
Albany Highway, Victoria Park - Development Application  
5.2020.590.1 for New Commercial Building**



## TENANCY 03 -

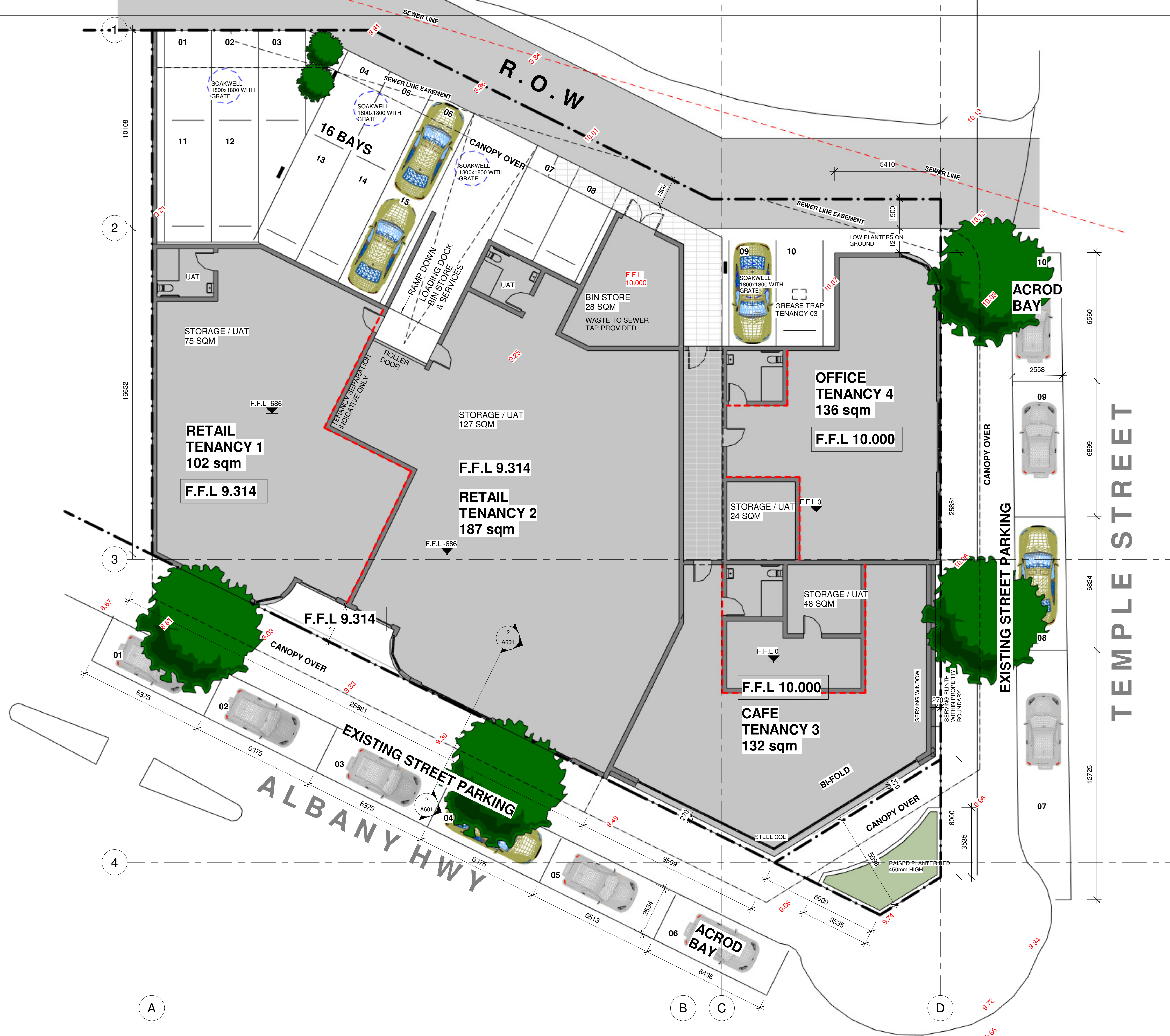
| DWG No | TITLE             |
|--------|-------------------|
| A.000  | COVER             |
| A.100  | SITE CONTEXT      |
| A.101  | CONTEXT           |
| A.102  | CONCEPT SKETCHES  |
| A.200  | FEATURE SURVEY    |
| A.201  | SITE PLAN         |
| A.202  | GROUND FLOOR PLAN |
| A.203  | ROOF PLAN         |
| A.301  | ELEVATIONS        |
| A.302  | ELEVATIONS        |
| A.601  | PERSPECTIVE       |
| A.602  | PERSPECTIVE       |
| A.603  | PERSPECTIVE       |



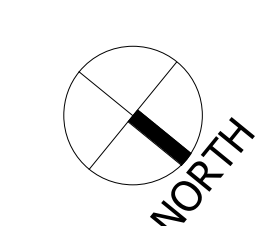
493 ALBANY HWY  
DEVELOPMENT APPLICATION \_DA003

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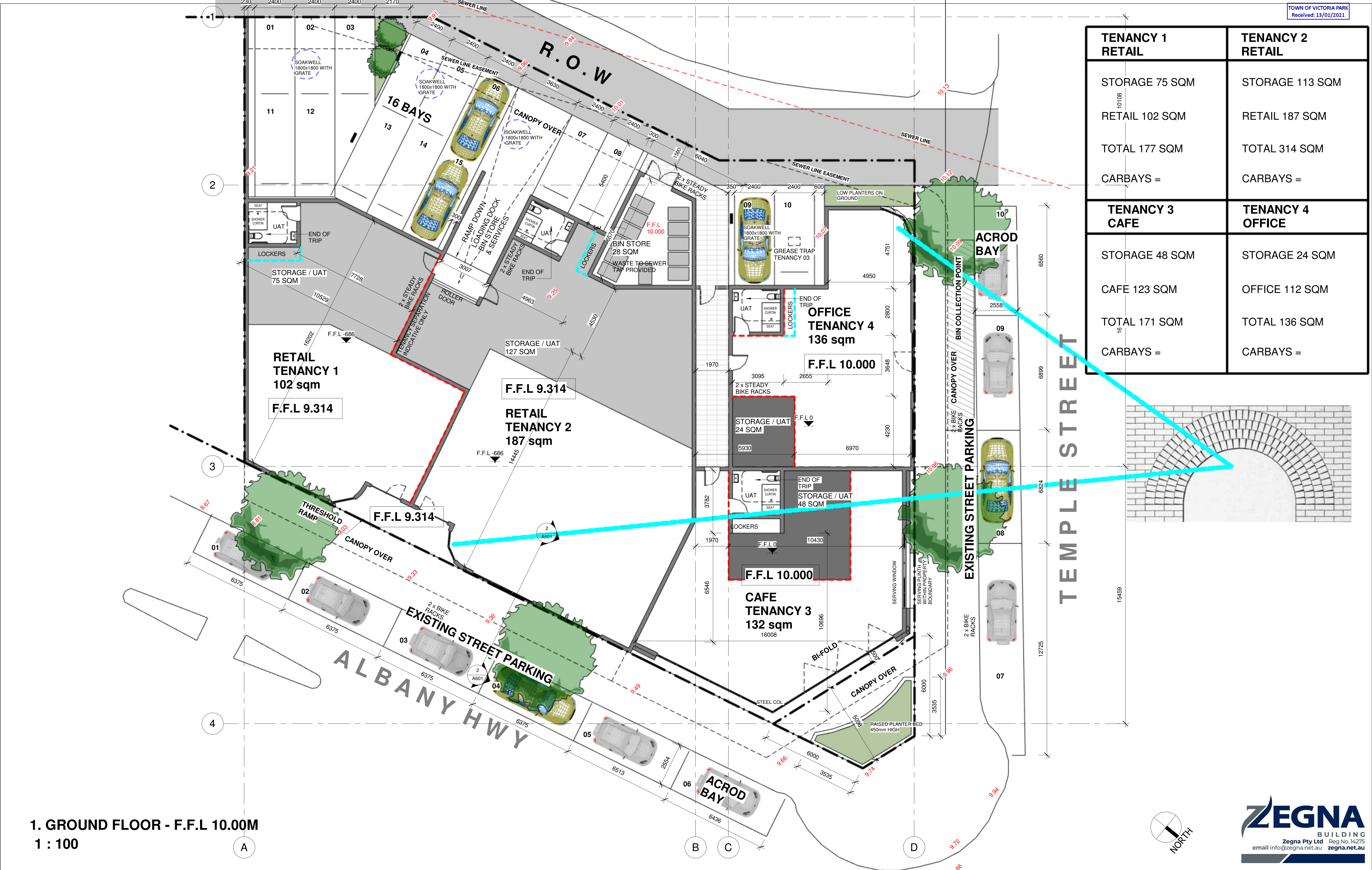




SITE PLAN  
1 : 100







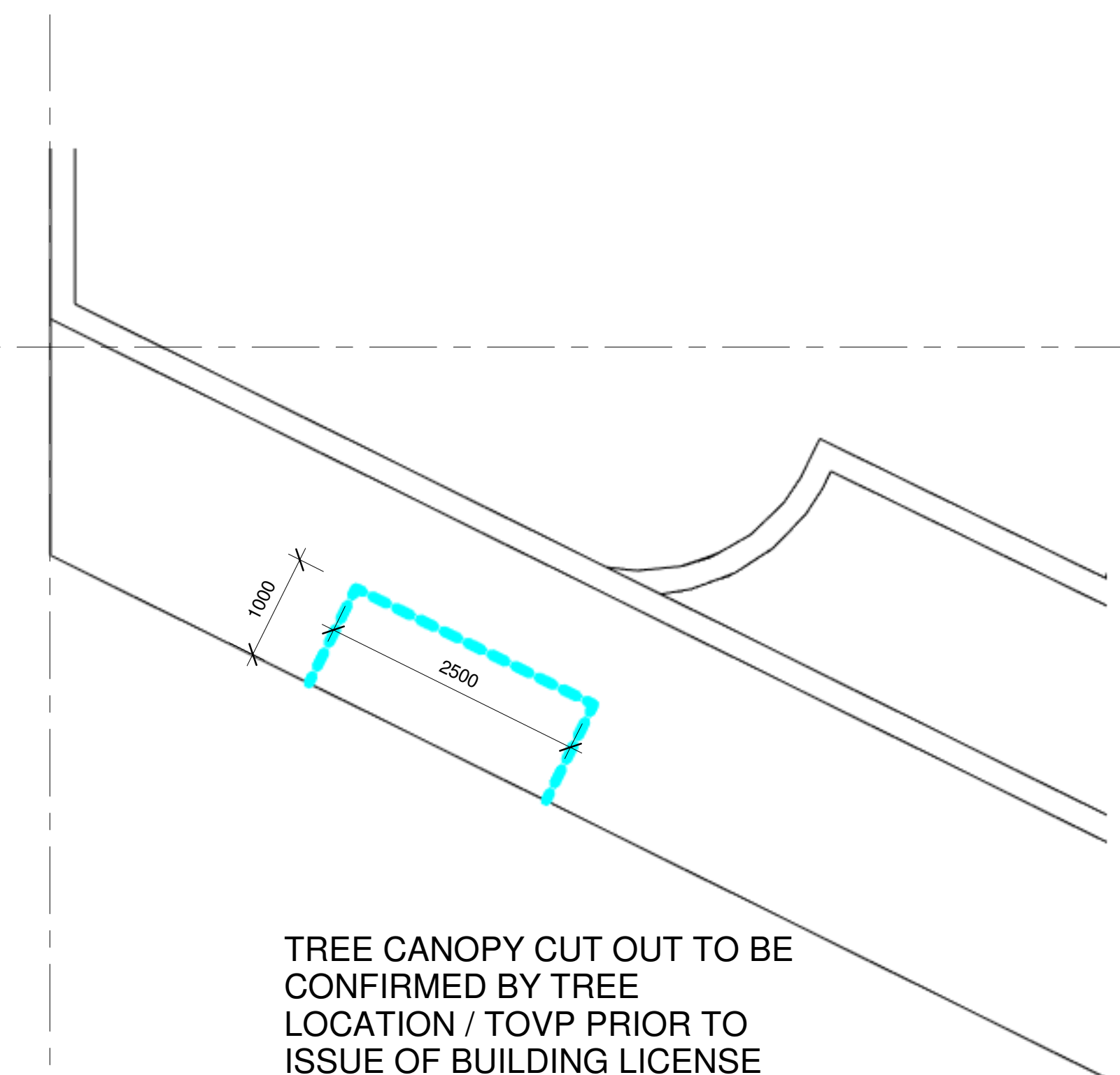
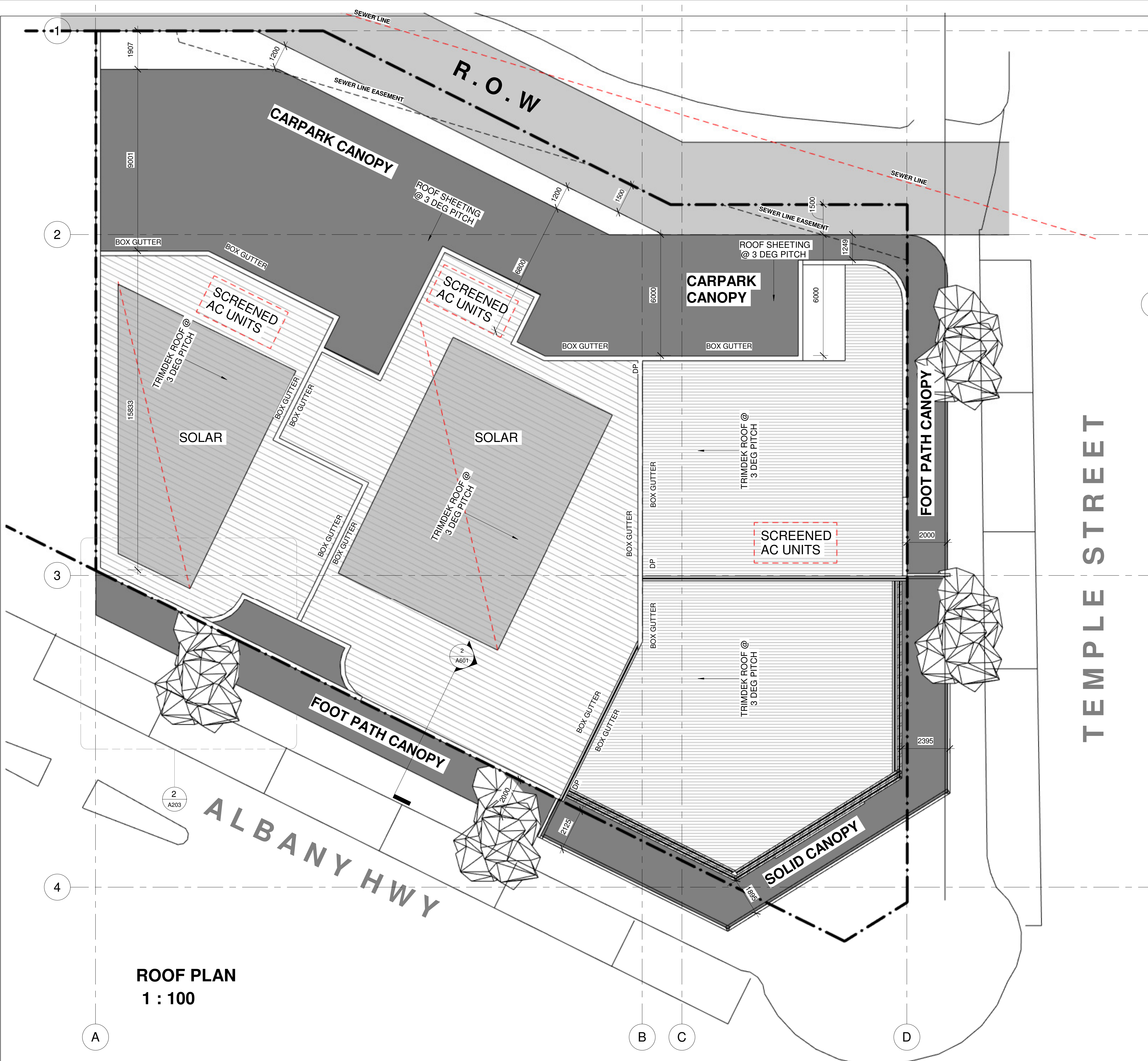
| TENANCY 1<br>RETAIL | TENANCY 2<br>RETAIL |
|---------------------|---------------------|
| STORAGE 75 SQM      | STORAGE 113 SQM     |
| RETAIL 102 SQM      | RETAIL 187 SQM      |
| TOTAL 177 SQM       | TOTAL 314 SQM       |
| CARBAYS =           | CARBAYS =           |

| TENANCY 3<br>CAFE | TENANCY 4<br>OFFICE |
|-------------------|---------------------|
| STORAGE 48 SQM    | STORAGE 24 SQM      |
| CAFE 123 SQM      | OFFICE 112 SQM      |
| TOTAL 171 SQM     | TOTAL 136 SQM       |
| CARBAYS =         | CARBAYS =           |

1. GROUND FLOOR - F.F.L 10.00M  
1 : 100

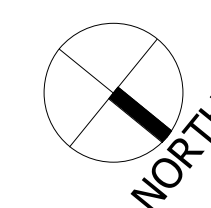
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DEVELOPMENT APPLICATION\_DA003



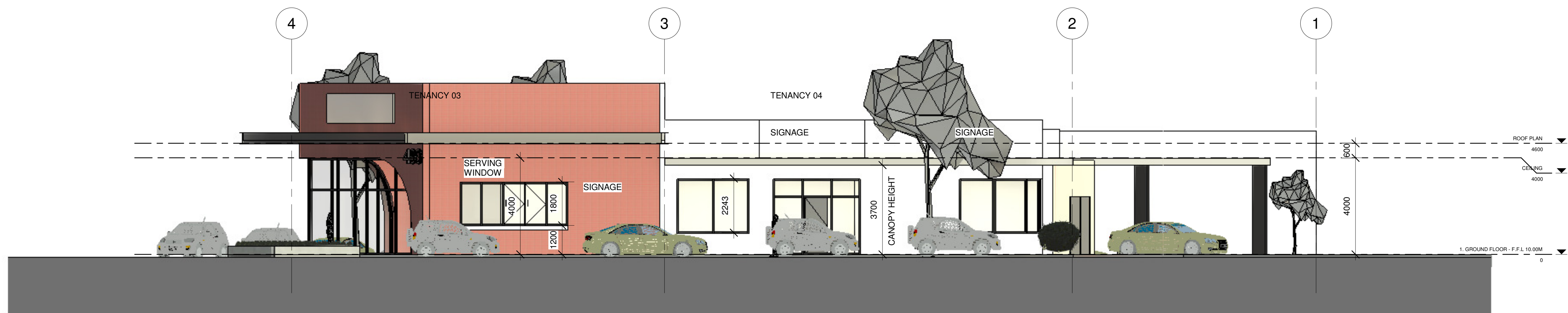


## TYPICAL CANOPY CUTOUT FOR STREET TREES

1 : 50





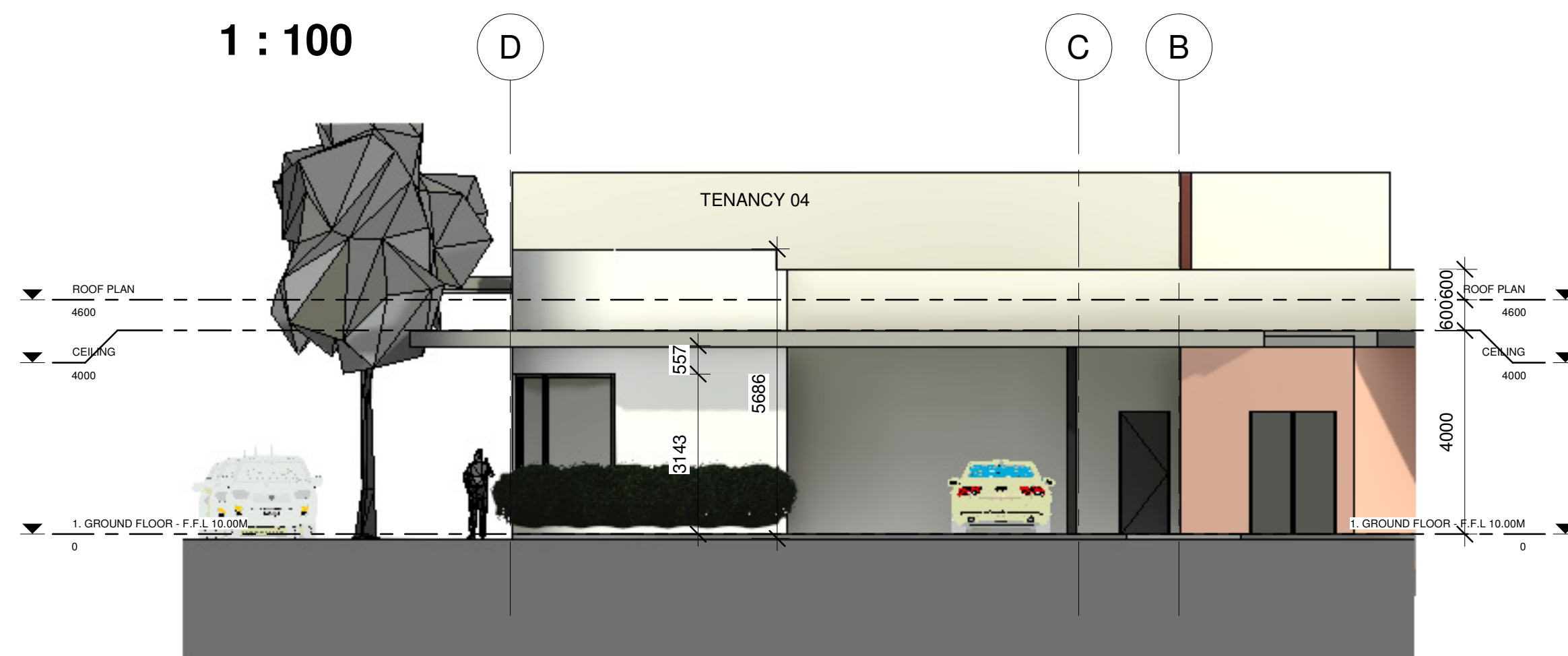
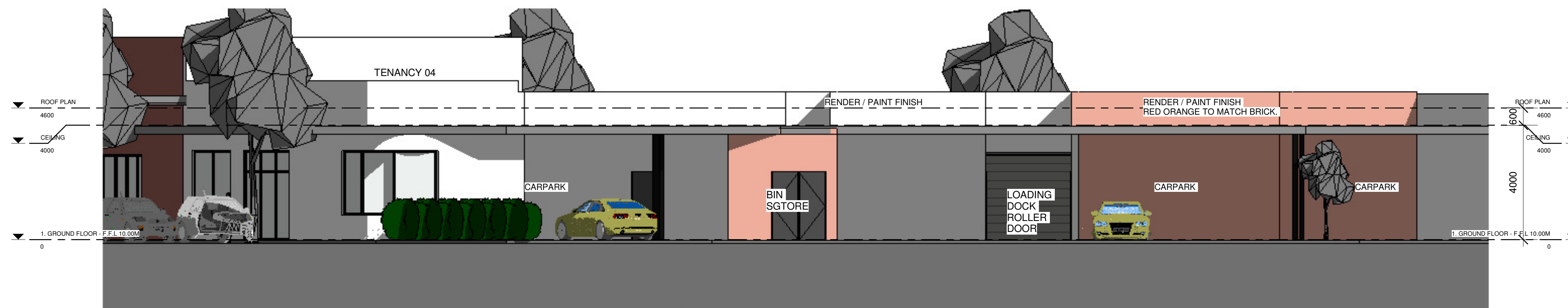
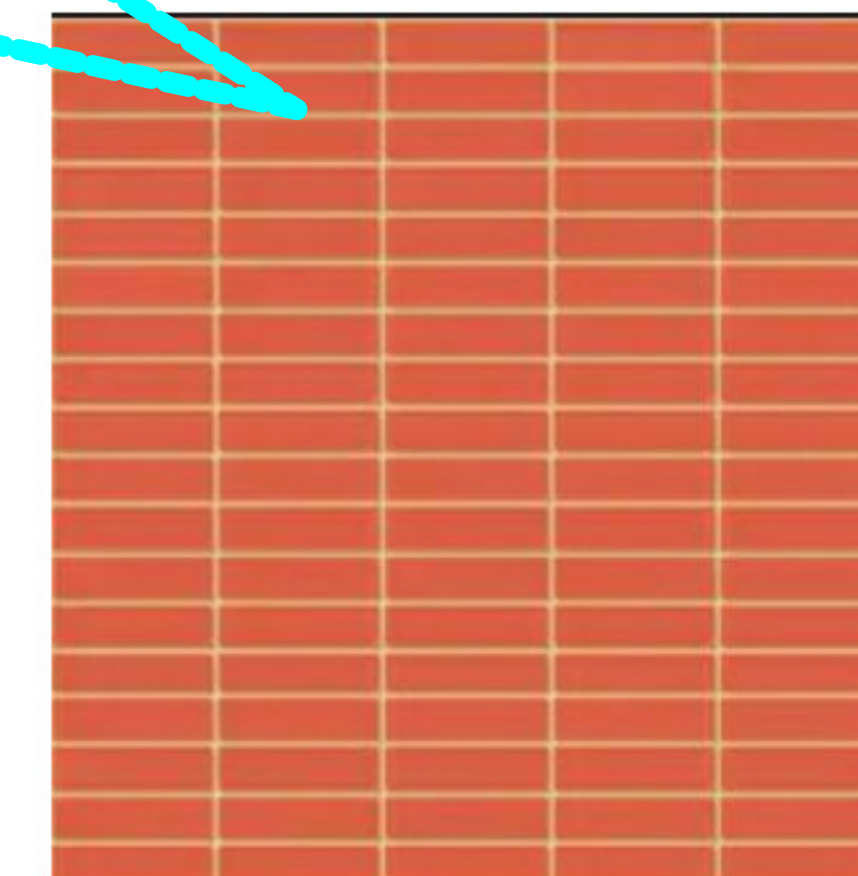
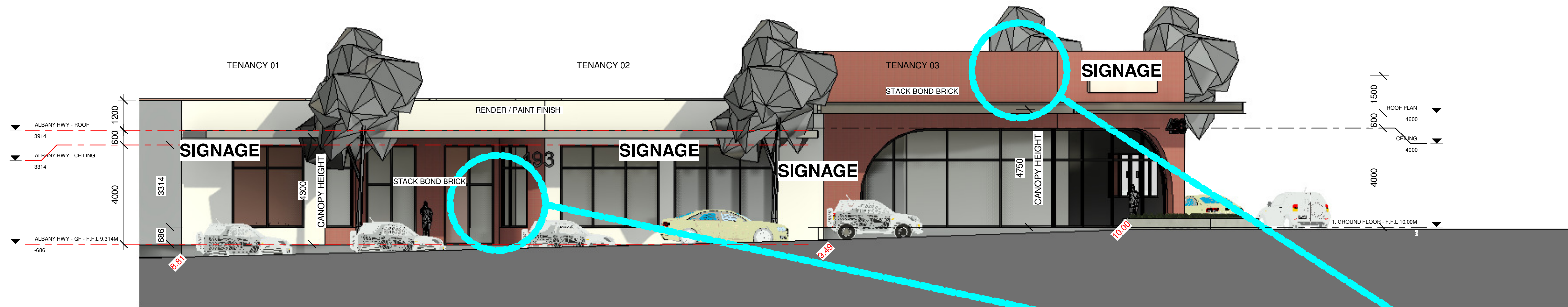


TEMPLE STREET ELEVATION  
1 : 100

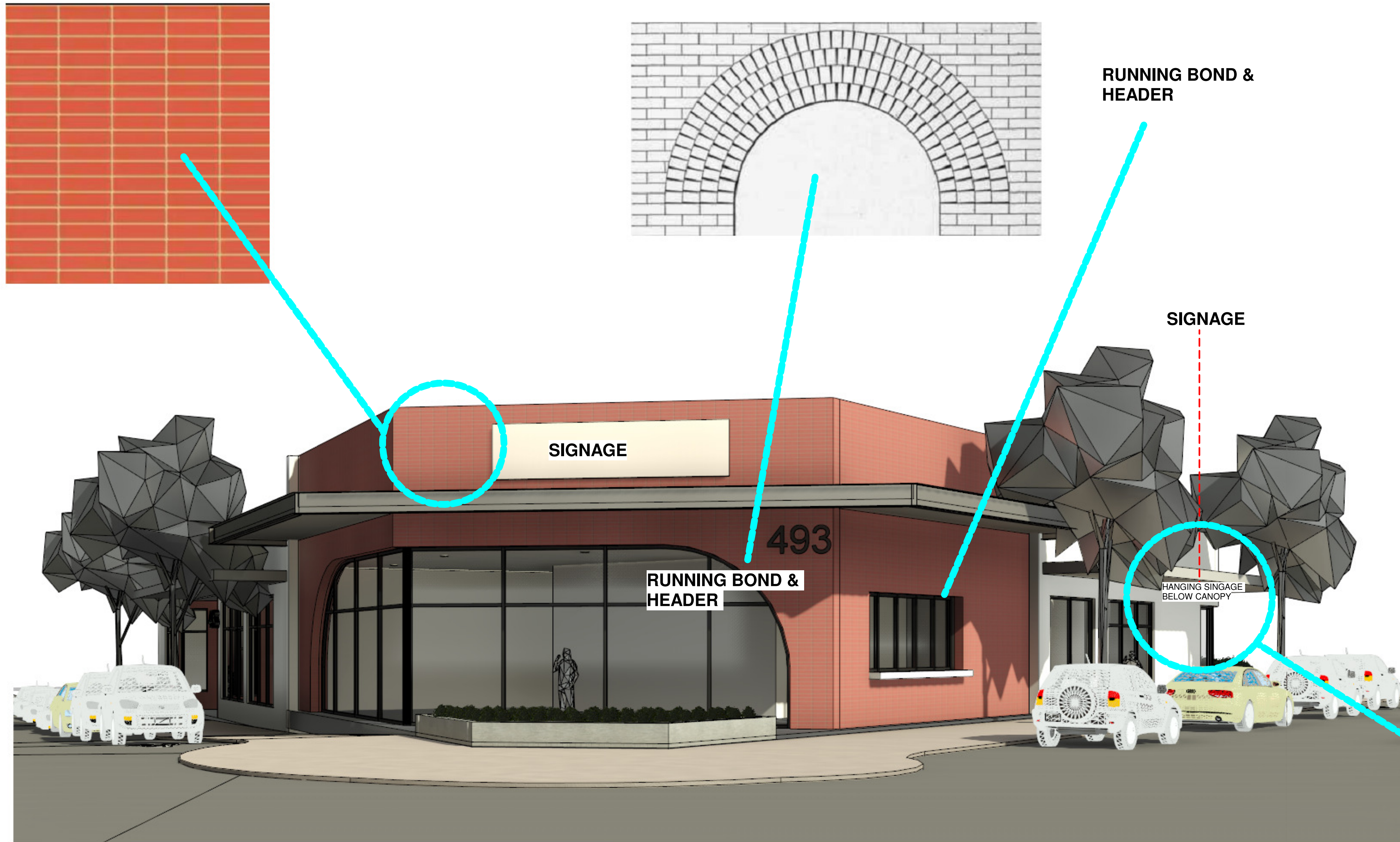


TENANCY 03 ENTRY ELEVATION  
1 : 100

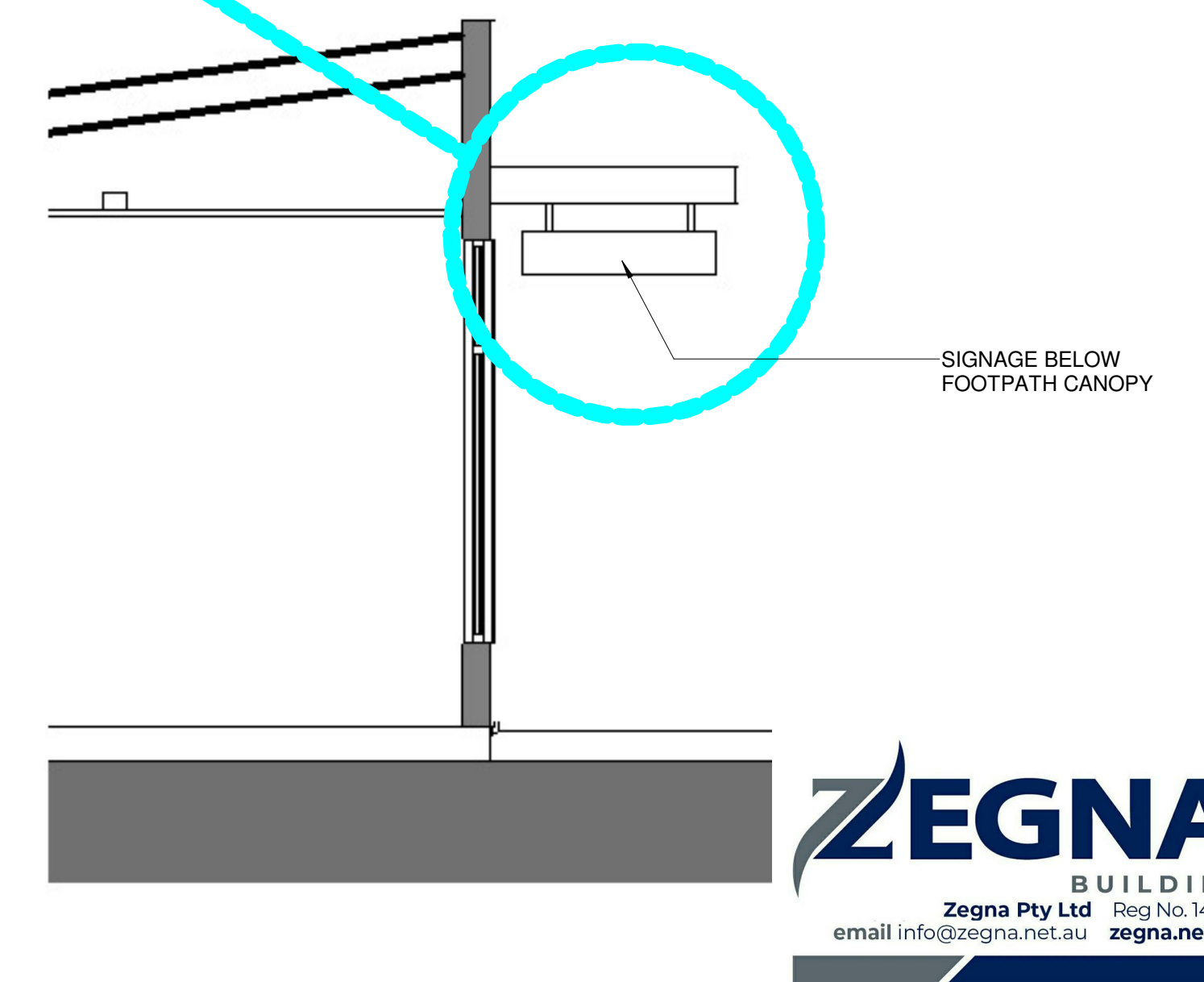




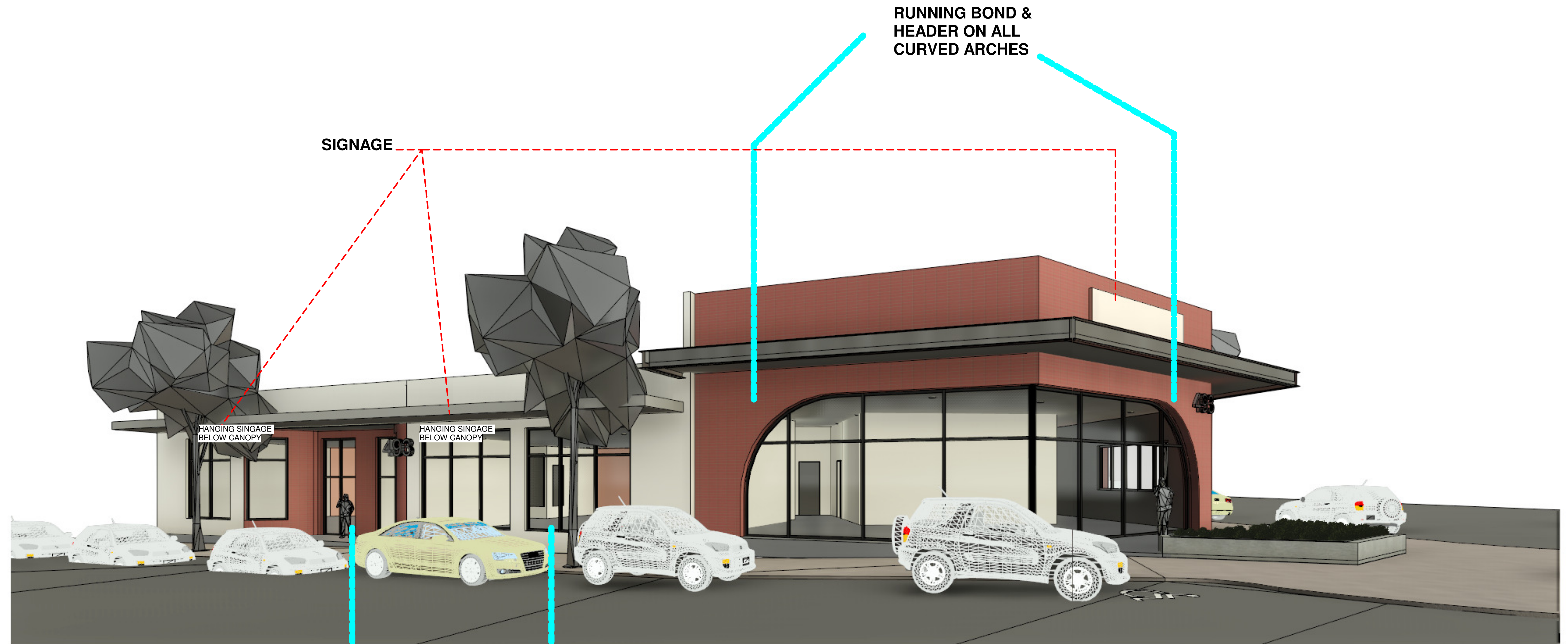




CORNER PERSPECTIVE







ALBANY HWY PERSPECTIVE

ALBANY HWY TYPICAL  
ENTRANCE CONCEPT



ALBANY HWY WINDOW  
LEDGE

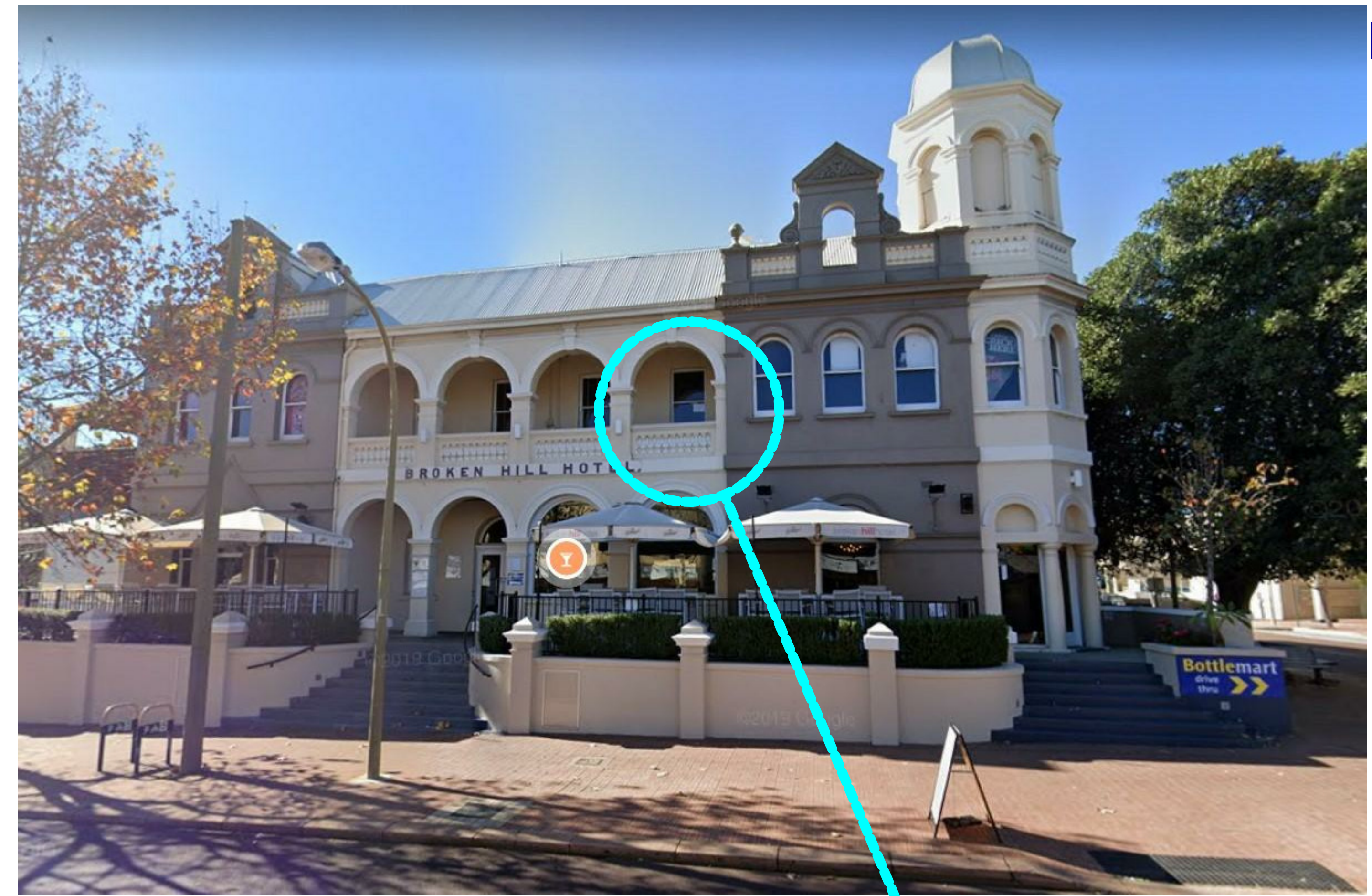
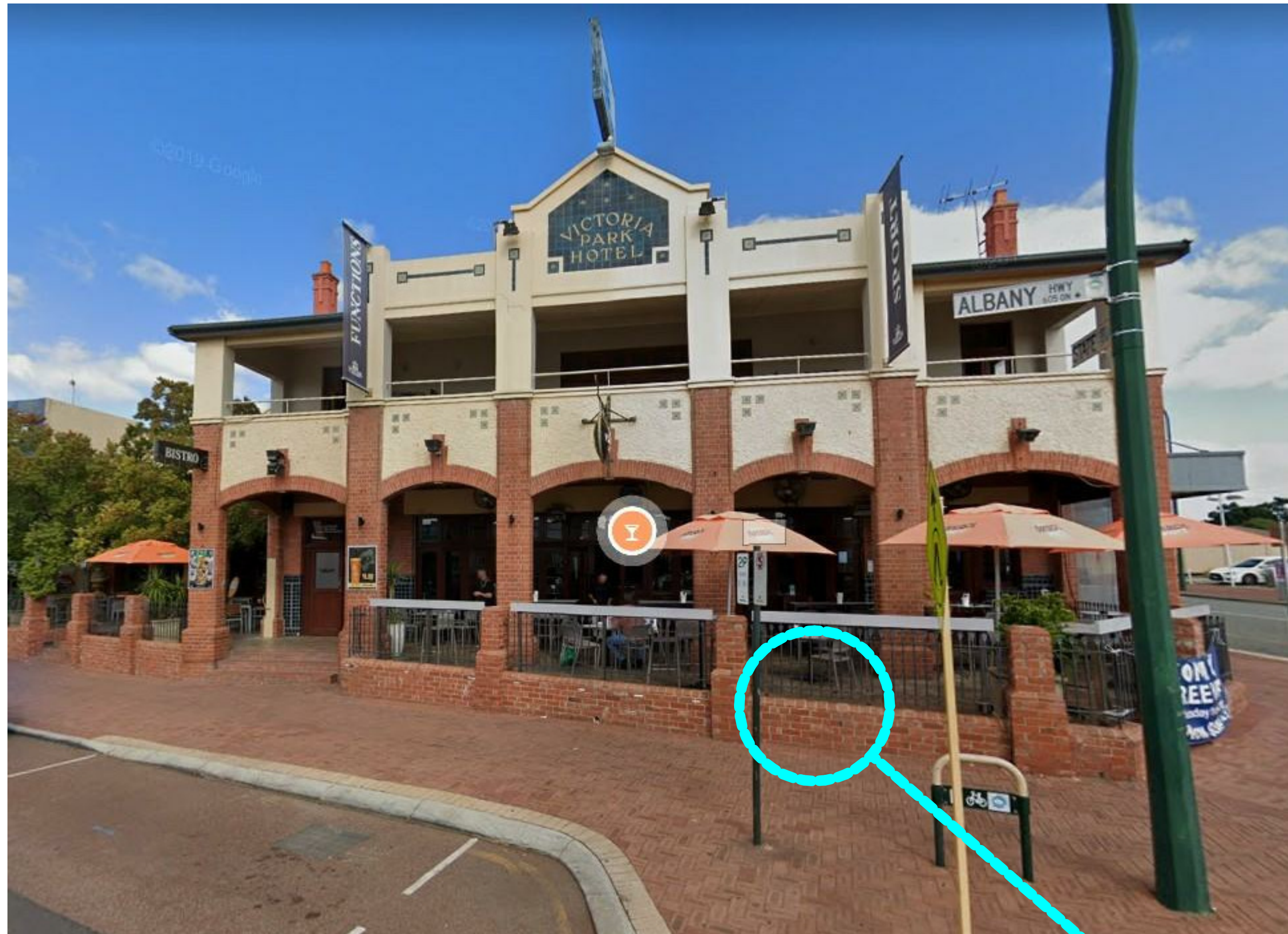






TENANCY 03

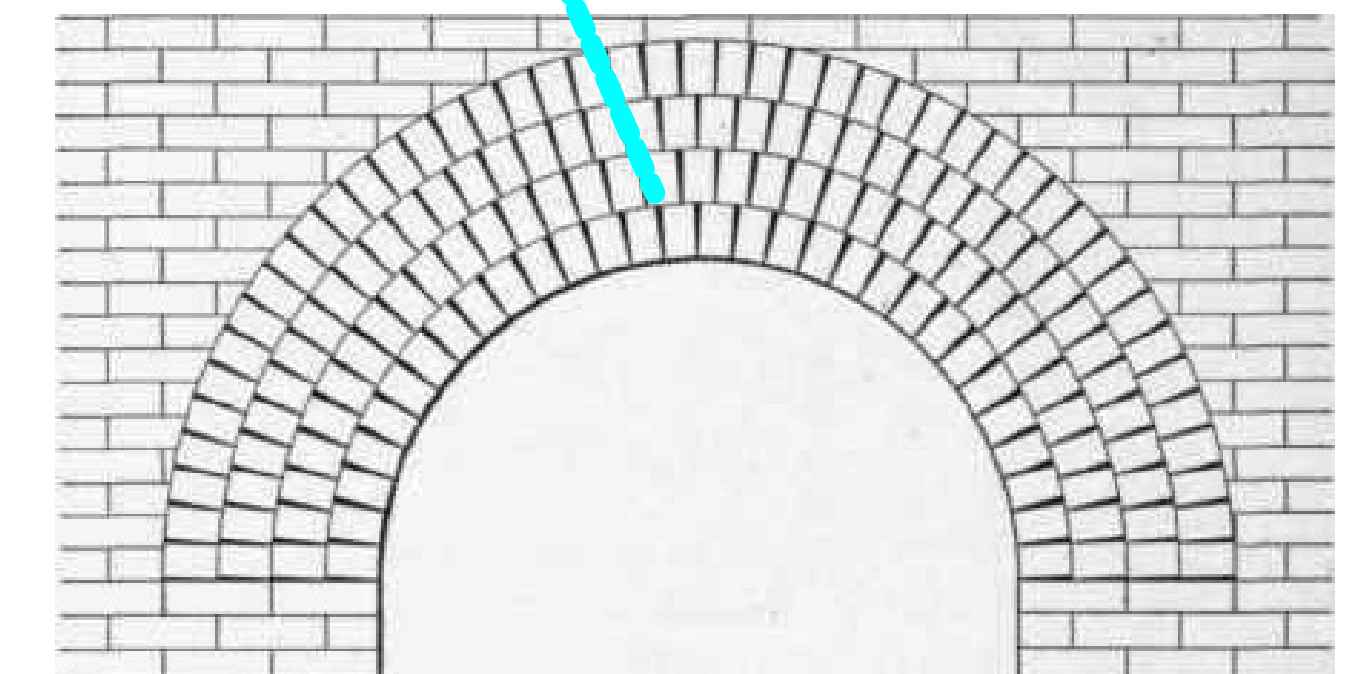
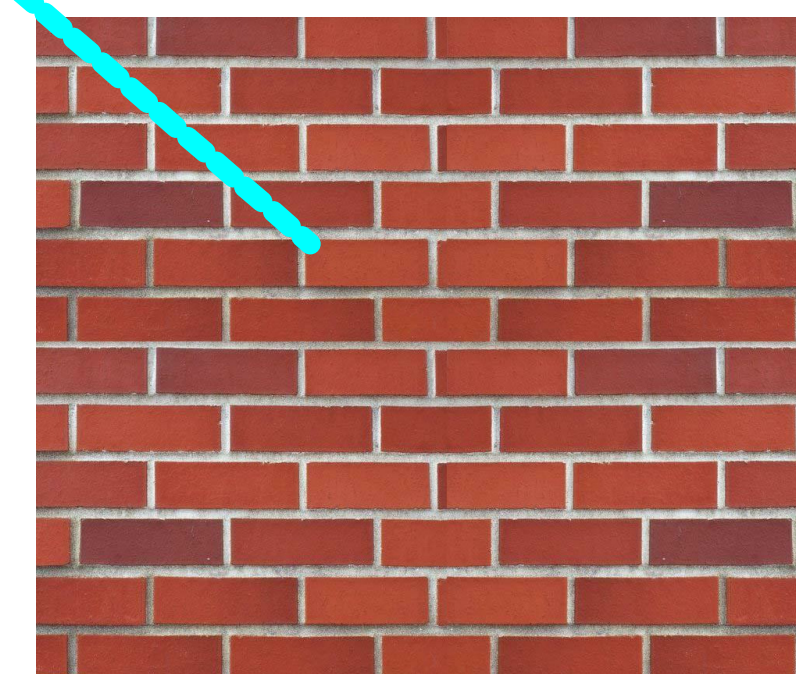




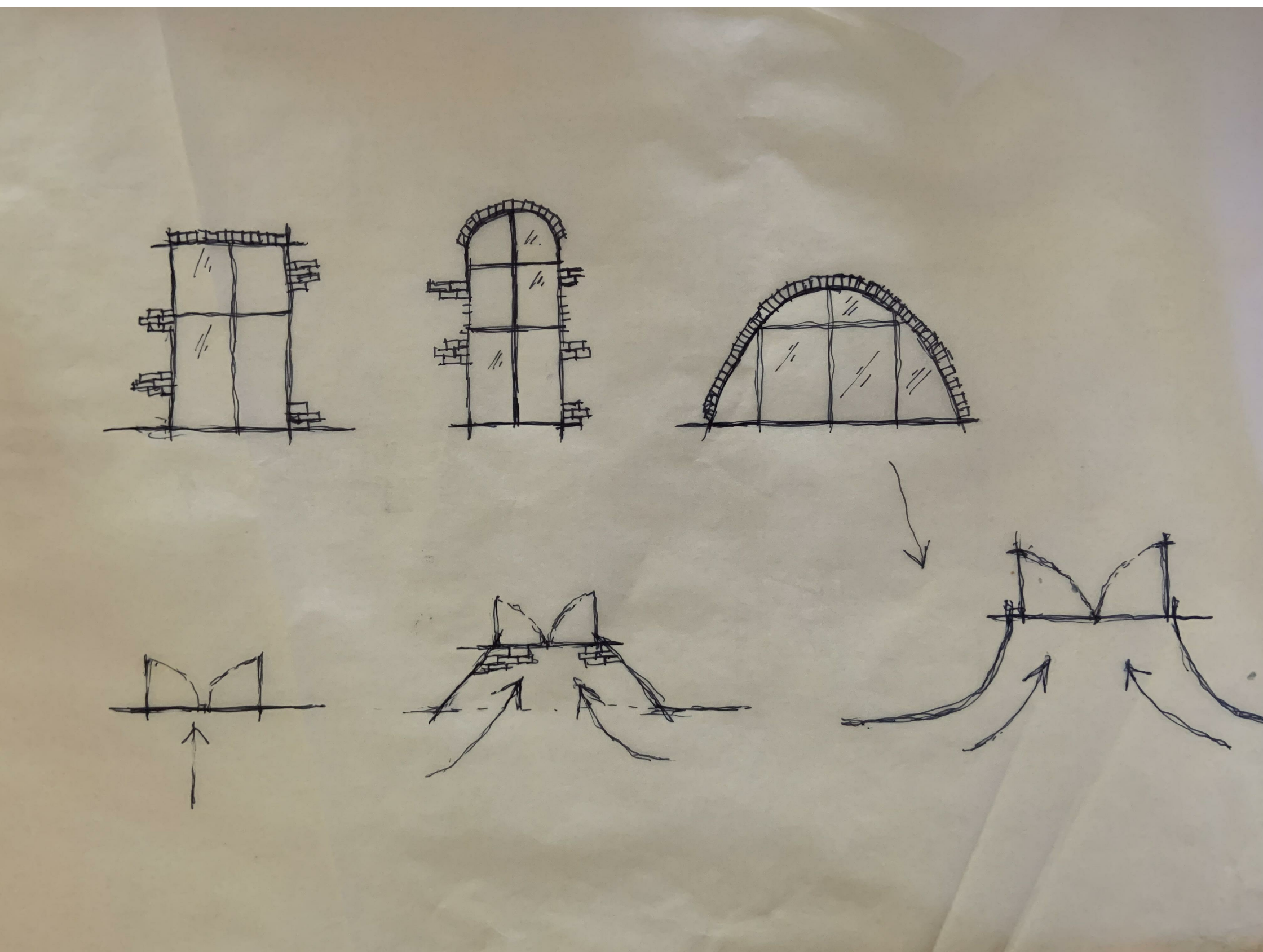
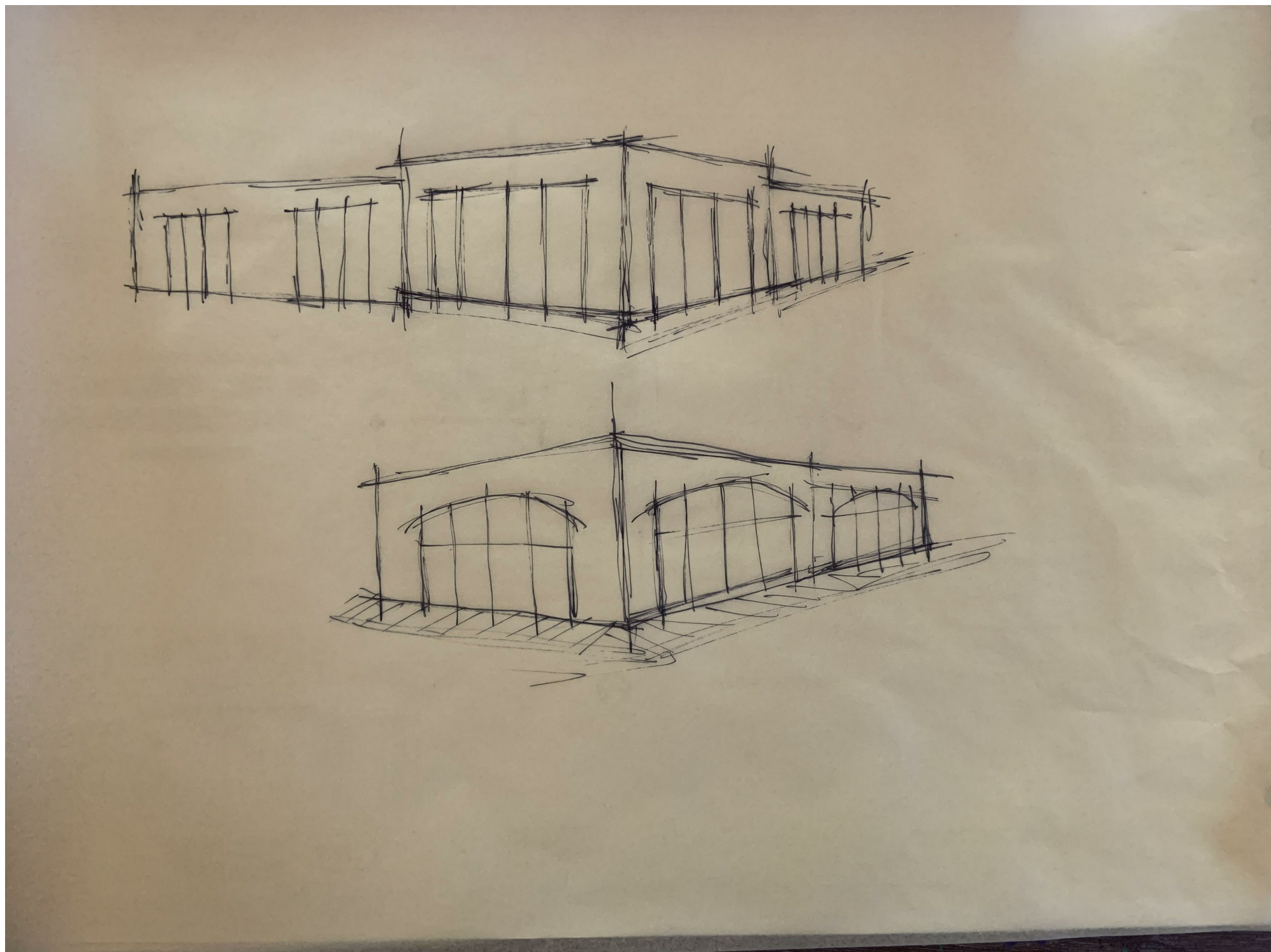
TOWN OF VICTORIA PARK  
Received: 13/01/2021



## CONTEXT





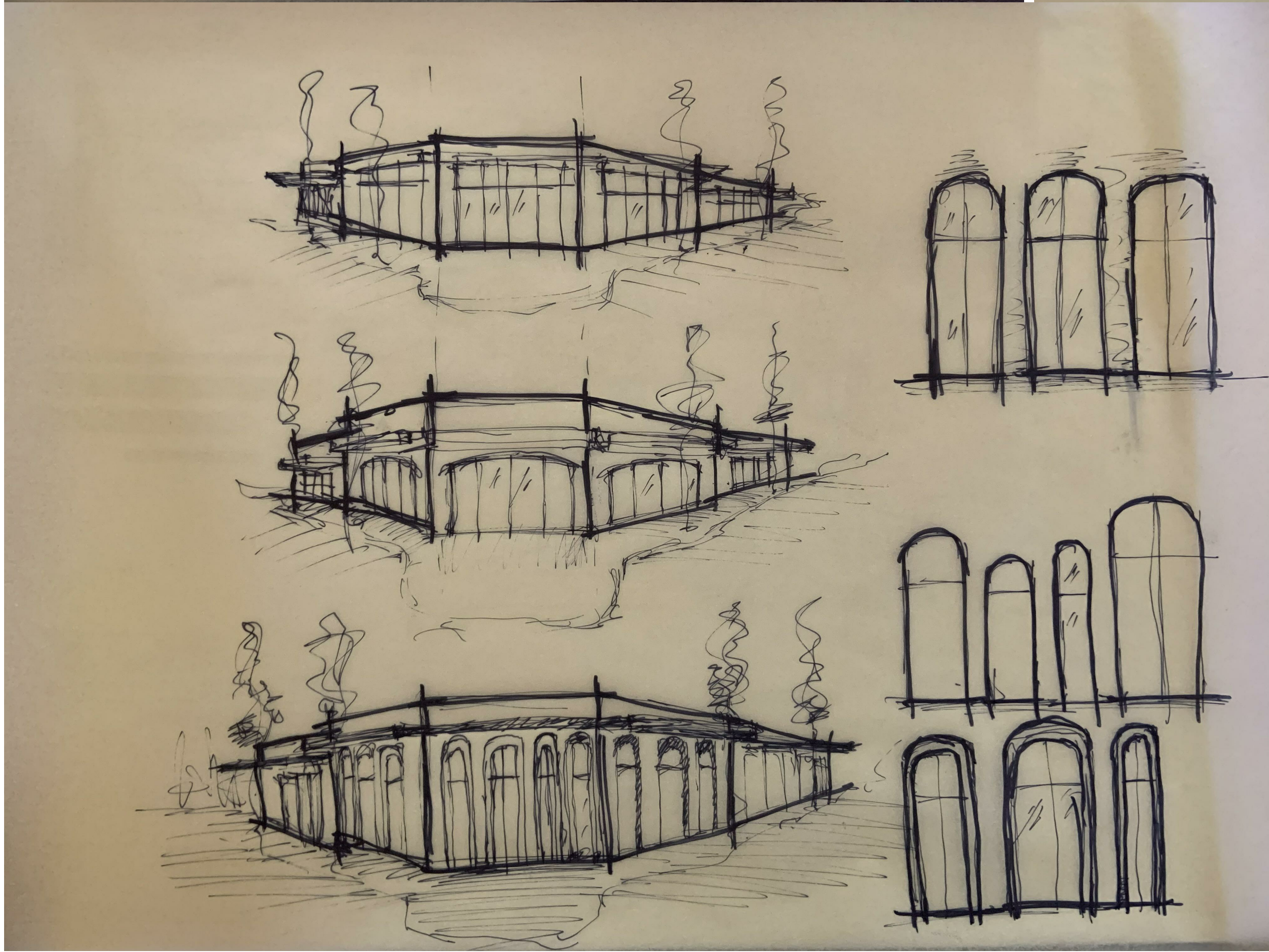


# CONTEXT

TOWN OF VICTORIA PARK  
Received: 13/01/2021



**ZEGNA**  
BUILDING  
Zegna Pty Ltd Reg No. 14275  
email info@zegna.net.au zegna.net.au



493 ALBANY HWY  
DEVELOPMENT APPLICATION \_DA003

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anyone does not lack a verification of credible  
business. All features and benefits are  
based on substantial marketing power and financial  
strength which may not be in contact with other  
any other business based on a deposit on the location  
marketing features should have these features  
location verified in relation to the business.

**DISCLAIMER:**  
Survey shows website functions only as it will not show functionality of mail program and pages in a web browser for Internet or use for services. Verification of the location of all data used and other services should be confirmed prior to the location of any design work.

**CHALLENGING THE CONVENTION**  
 Challenging the convention, surveyors are now put on computers, allowing them to perform physical work while changing the data point on the ground. The use of the computer in the field is a new concept in the surveying industry. The use of the computer in the field is a new concept in the surveying industry. The use of the computer in the field is a new concept in the surveying industry.

**DISCLAIMER:**  
Due to lack of survey marks/pages, all building offset dimensions & foot areas are approximate only and must be verified from existing plans/figures and used as such may not be on the correct alignment and area to be verified upon request. Any design that involves adding back to any structure shown or part of a structure shown, after we have shown the location where construction is to be made, shall be the responsibility of the owner.

**LOT 1 MISCLOSE**  
**0.029 m**

**LOT 2 MISCLOSE**  
**0.006 m**

**LOT 3 MISCLOSE**  
**0.010 m**

**LOT 4 MISCLOSE**  
**0.018 m**

**SOIL DESCRIPTION**  
**Soil**  
**Roller in Use**

**NOTE:**  
Approx. Sewer Clearance Limit  
(This line is NOT an easement)  
**Sewerage MUST** be confirmed by Water Corp. before any design work is undertaken.  
This line is NOT definitive.

**BWARE:**  
Deep sewer junction.  
Check With Water Corp  
BUILDER and PLUMBER check GRADE.  
Sewer Junction Up: 0.3  
Low: 8.9 Depth: 2.7  
NOTE: UP

**NOTE:**  
Approx. Sewer Clearance Limit  
(This line is NOT an easement)  
**Sewerage MUST** be confirmed by Water Corp. before any design work is undertaken.  
This line is NOT definitive.

**BWARE:**  
Deep sewer junction.  
Check With Water Corp  
BUILDER and PLUMBER check GRADE.  
Sewer Junction Up: 0.6  
Low: 7.8 Depth: 2.5  
NOTE: UP

**NOTE/BWARE-ADVISE MAINS**  
OFF road power lines  
**DISCLAIMER:**  
PLAN TYPED IN POWER LINE. CHECK TITLE FOR EASEMENTS AND UTILITY POWER FIVE METERS BACK.

**Temple Street**

**R.O.W.**

**Albany Highway**

**LOT 4**

**LOT 3**

**LOT 2**

**LOT 1**

**Drill Hole Found In Paving**

**Scale 1:200**

