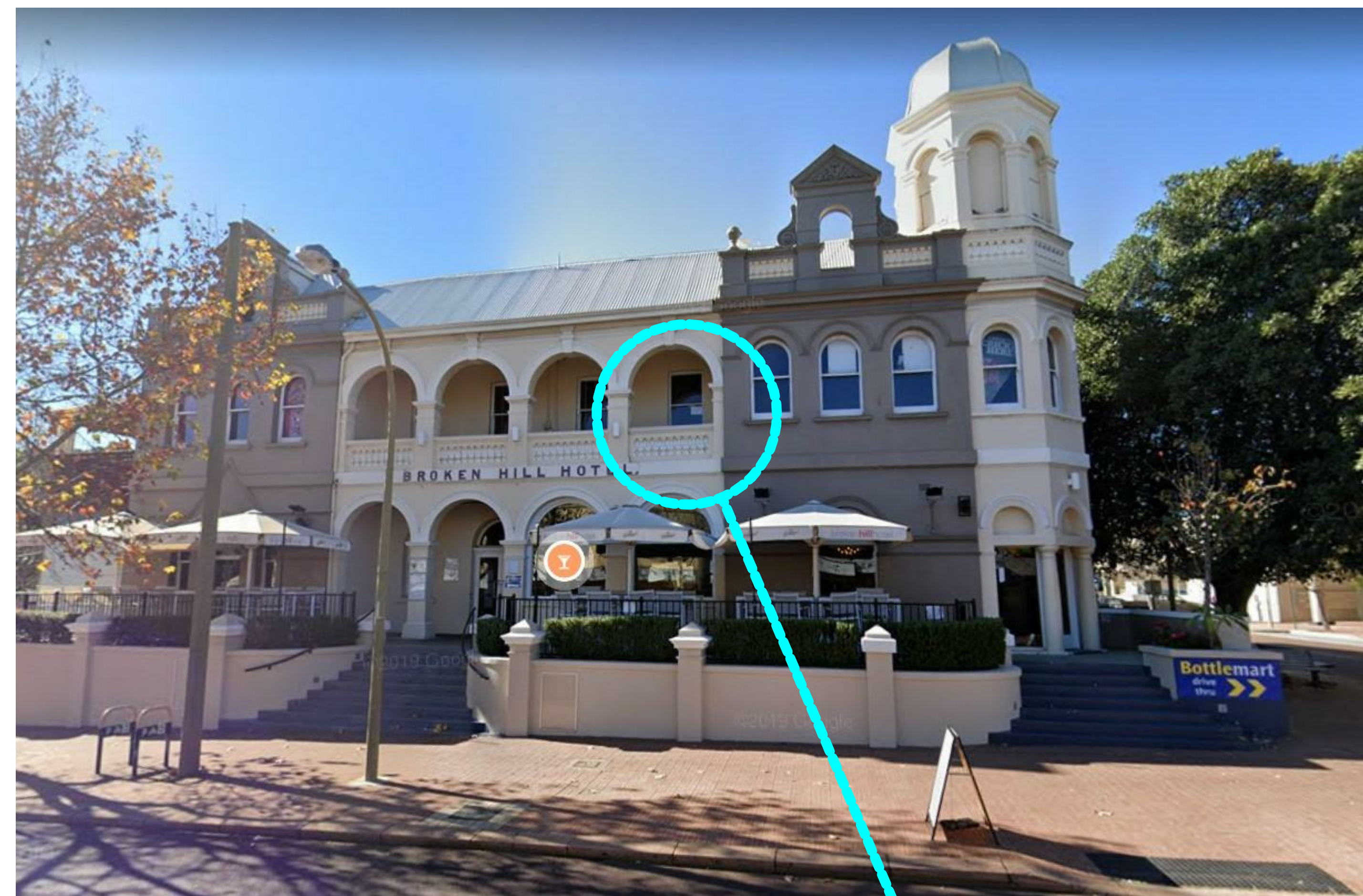
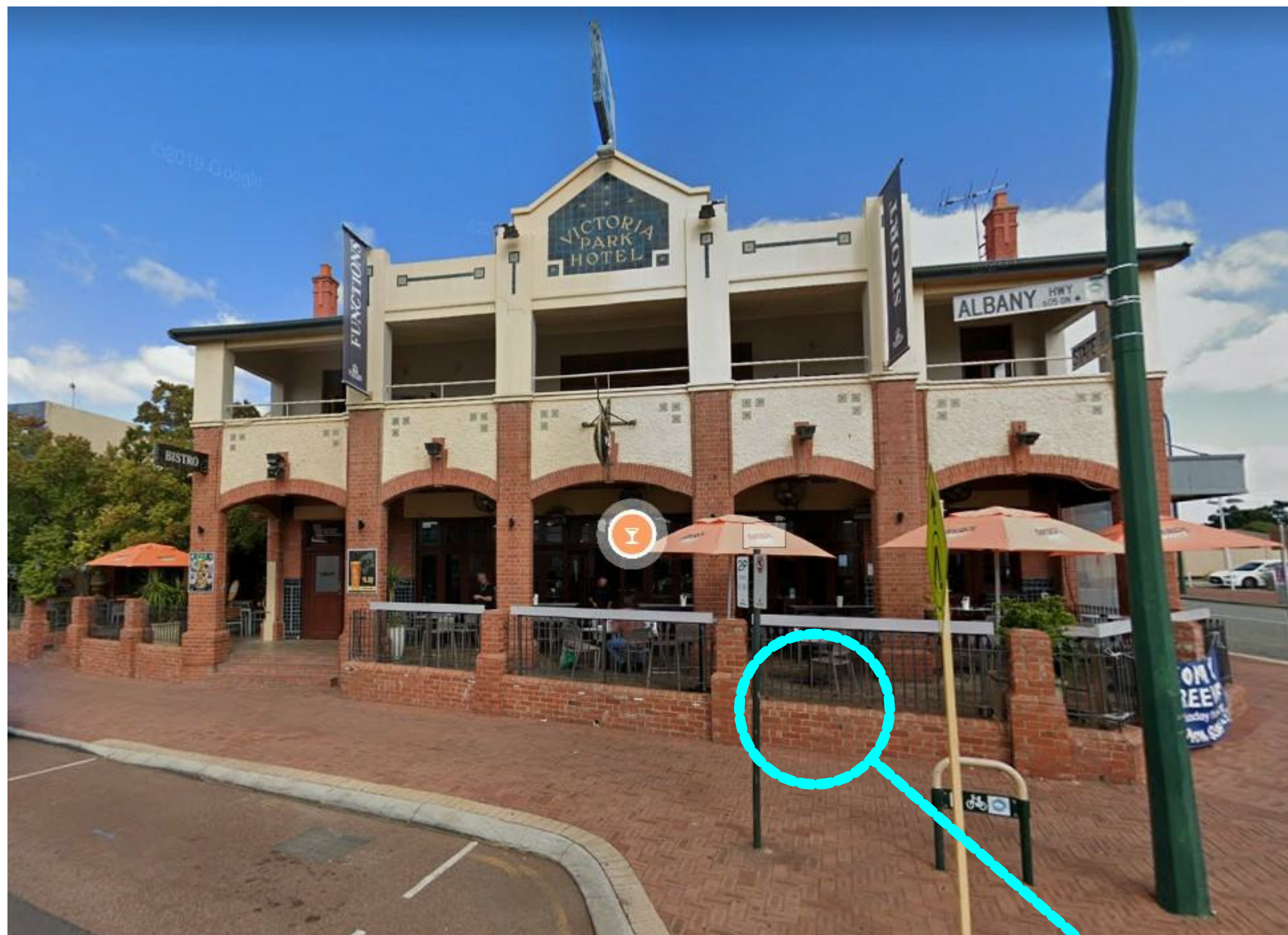


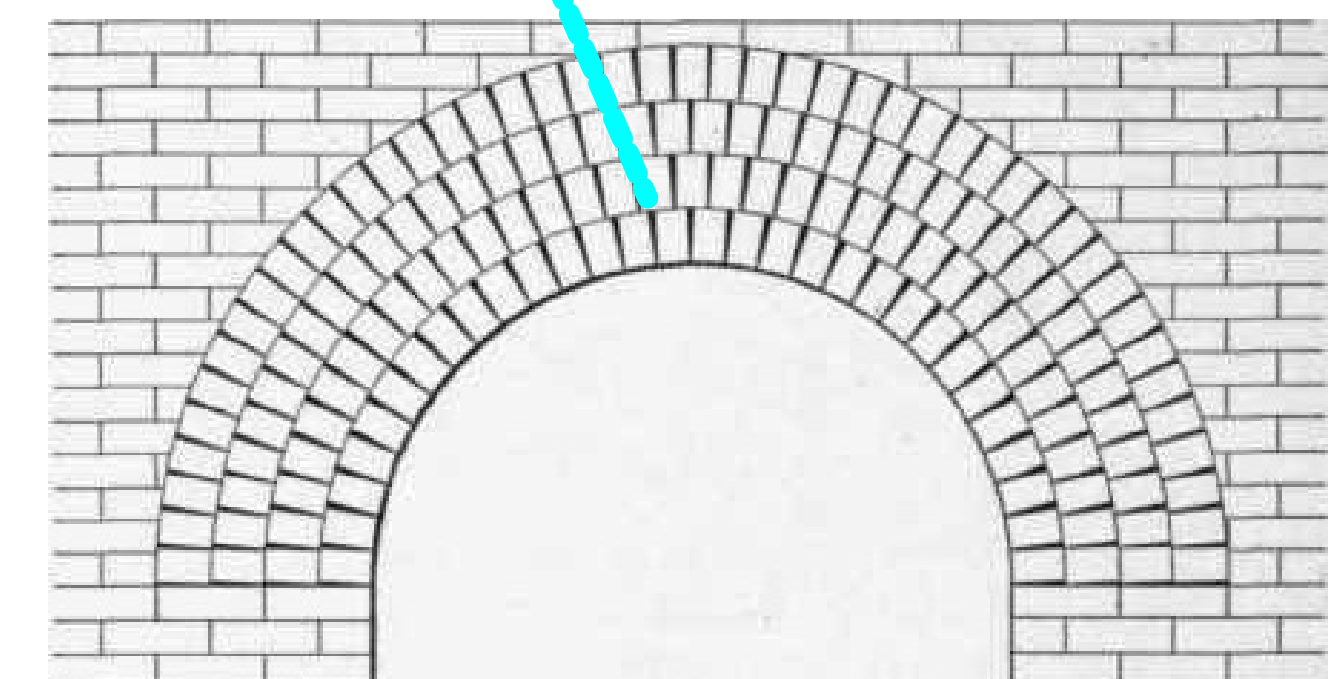
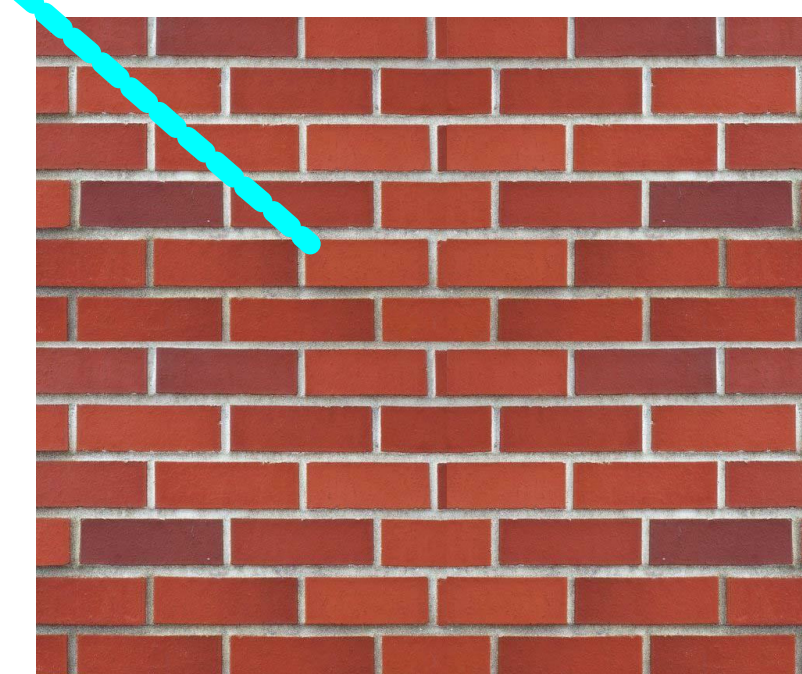
Attachment 3 - Development plans recieved 22 Oct 2020 - Nos 467-493 (Lots 1-4) Albany Highway, Victoria Park - Development Application 5.2020.590.1 for New Commercial Building

TENANCY 03 -

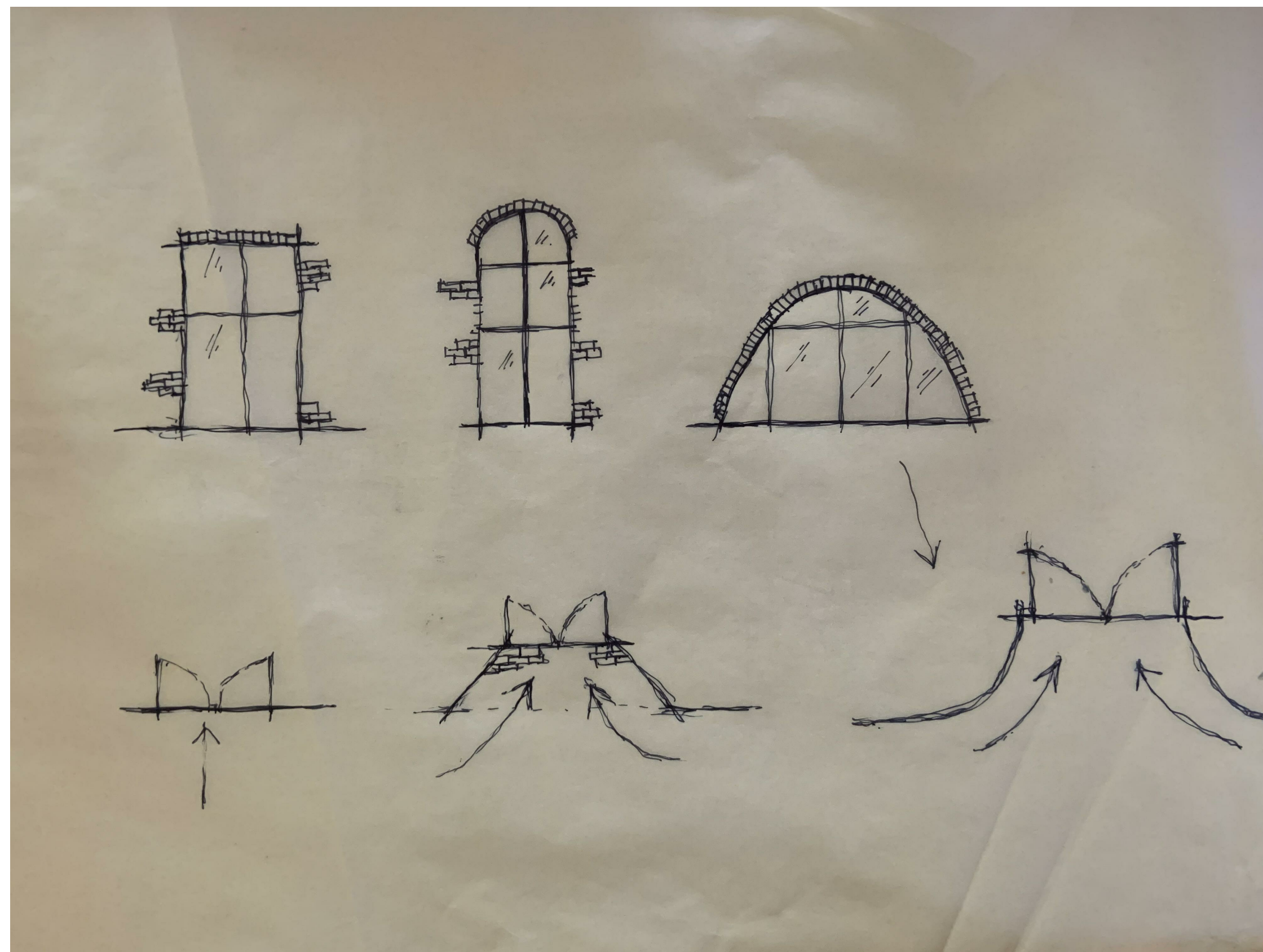
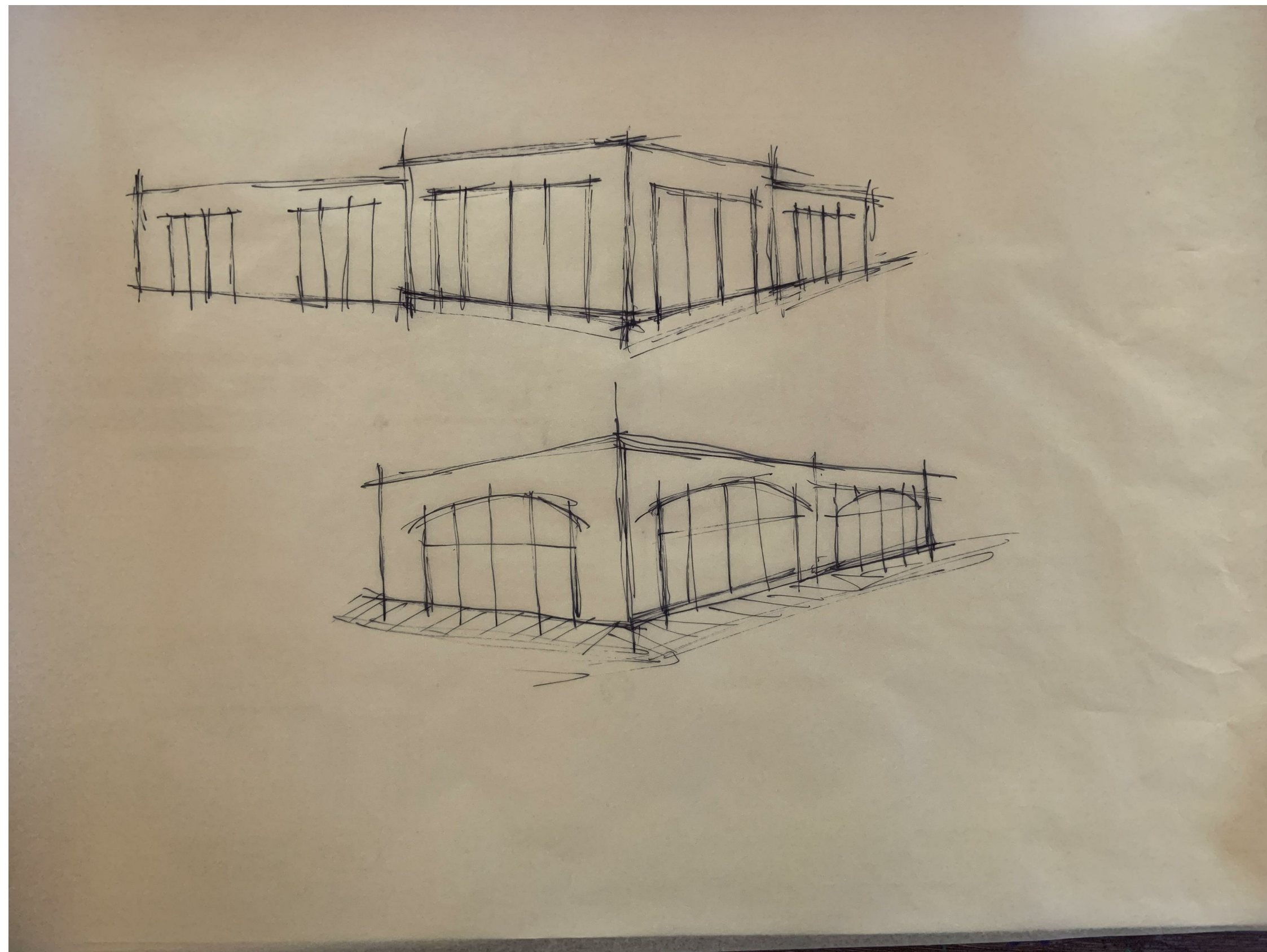
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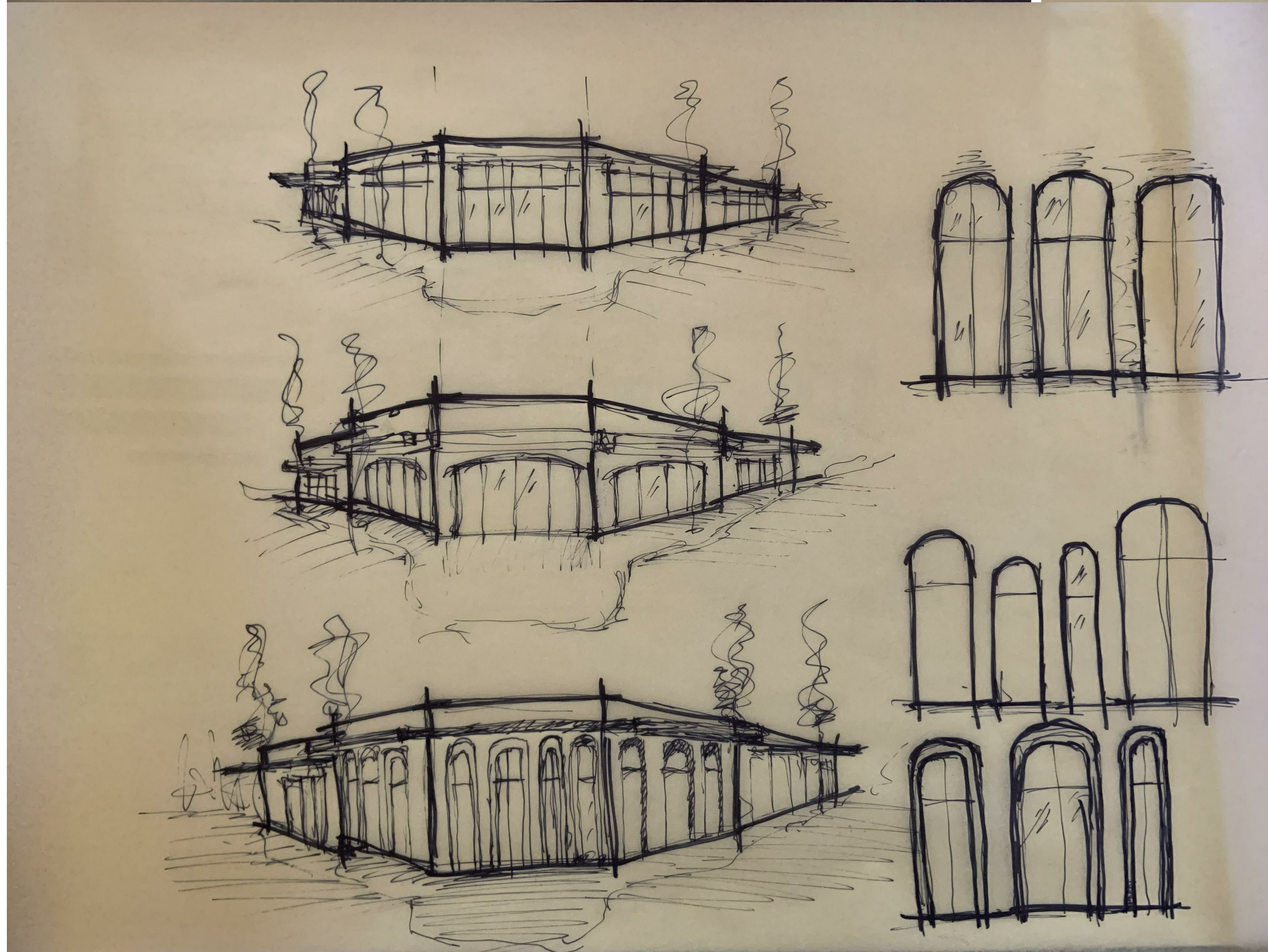
CONTEXT



CONTEXT

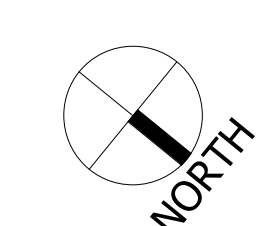


ZEGNA
BUILDING
Zegna Pty Ltd Reg No. 14275
email info@zegna.net.au zegna.net.au



493 ALBANY HWY
DEVELOPMENT APPLICATION _DA001

HARDEN JONES ARCHITECTS
www.hjarchitect.com.au

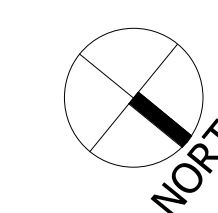


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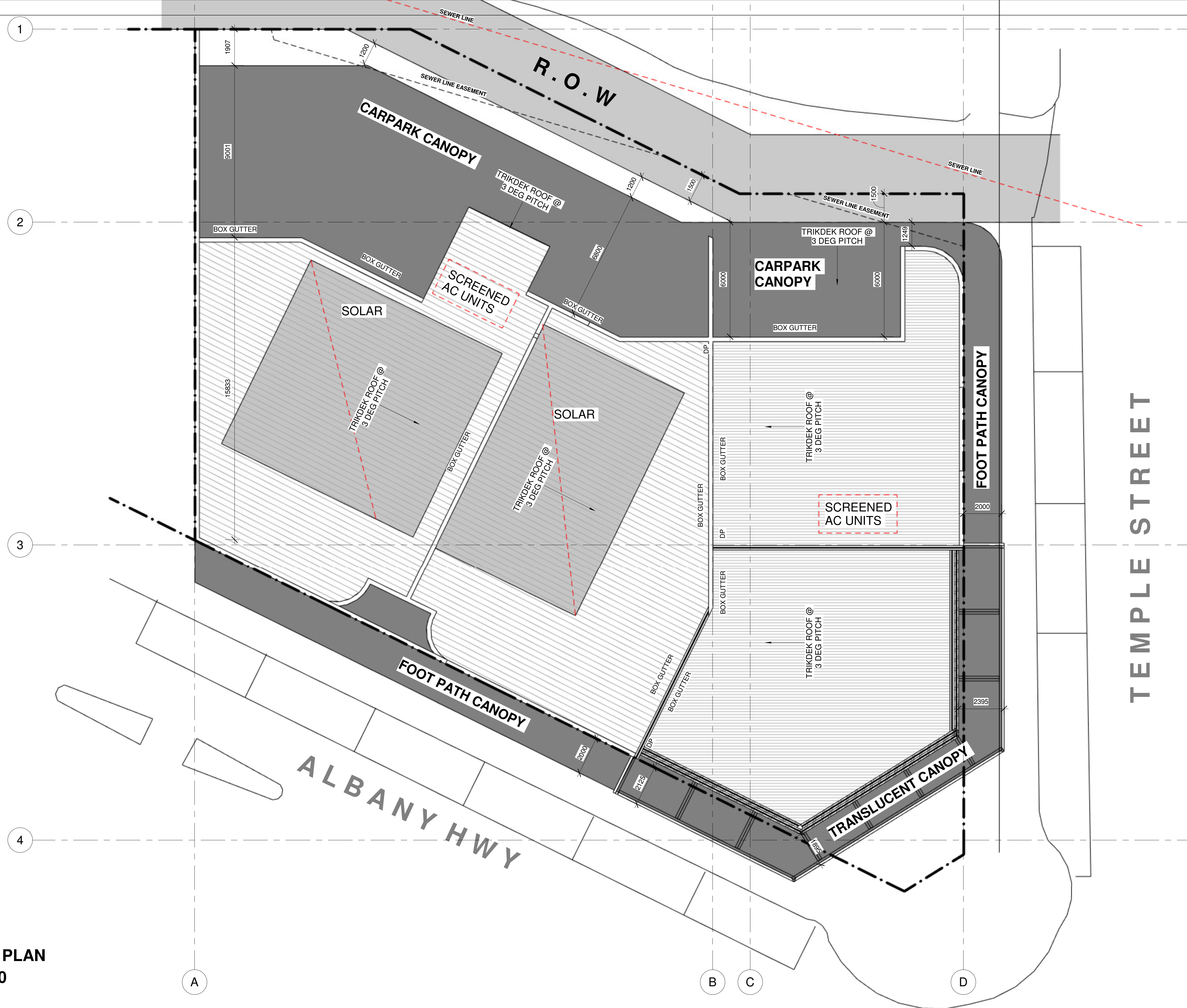
ROOF PLAN
1 : 100

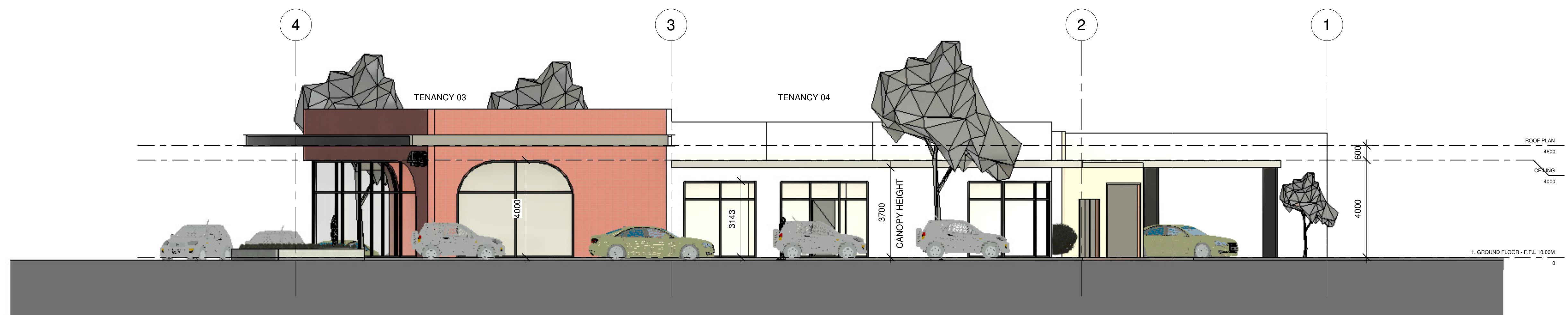
493 ALBANY HWY
DEVELOPMENT APPLICATION _DA001



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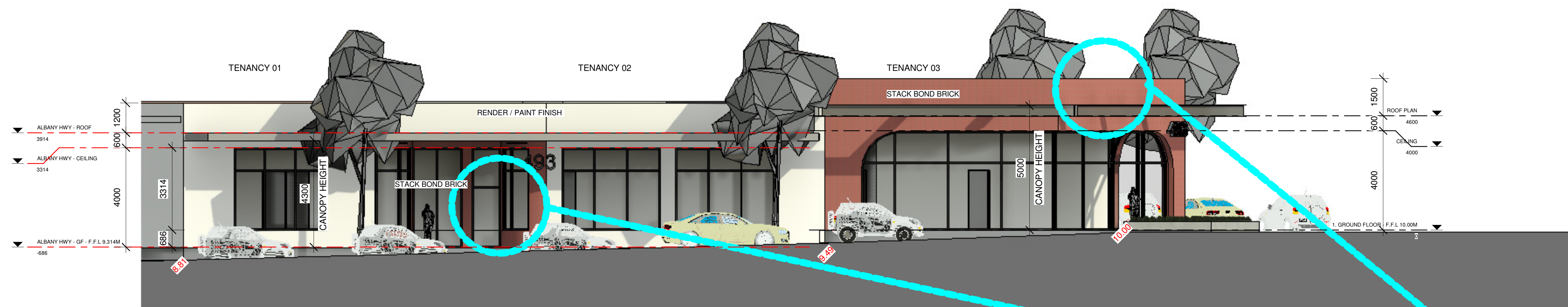




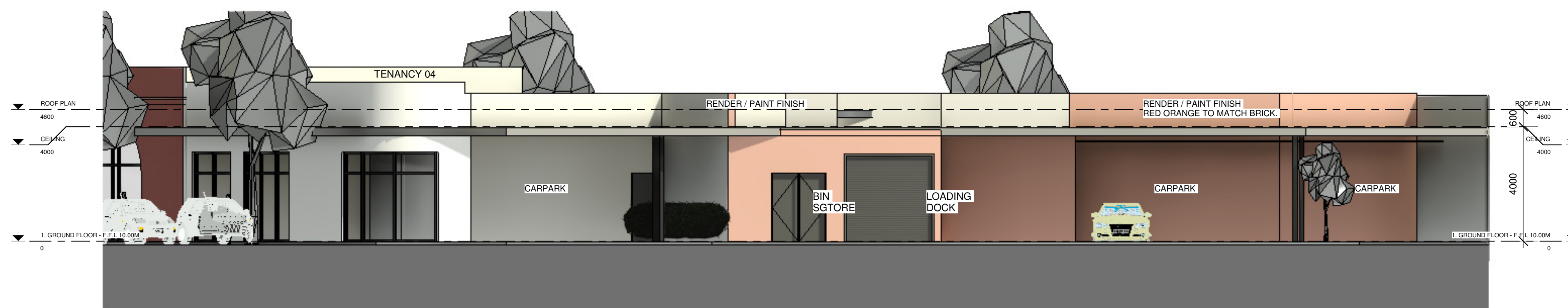
TEMPLE STREET ELEVATION
1 : 100



TENANCY 03 ENTRY ELEVATION
1 : 100

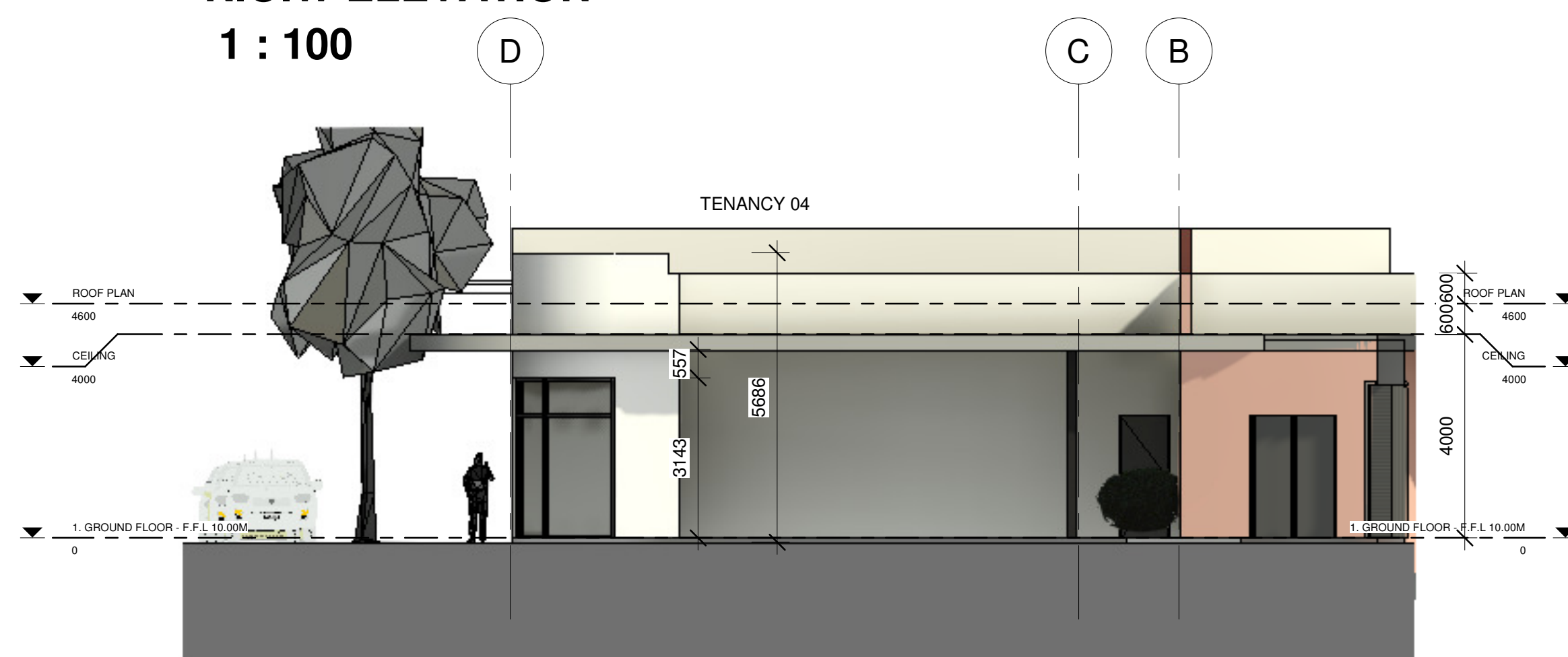


ALBANY HWY ELEVATION
1 : 100

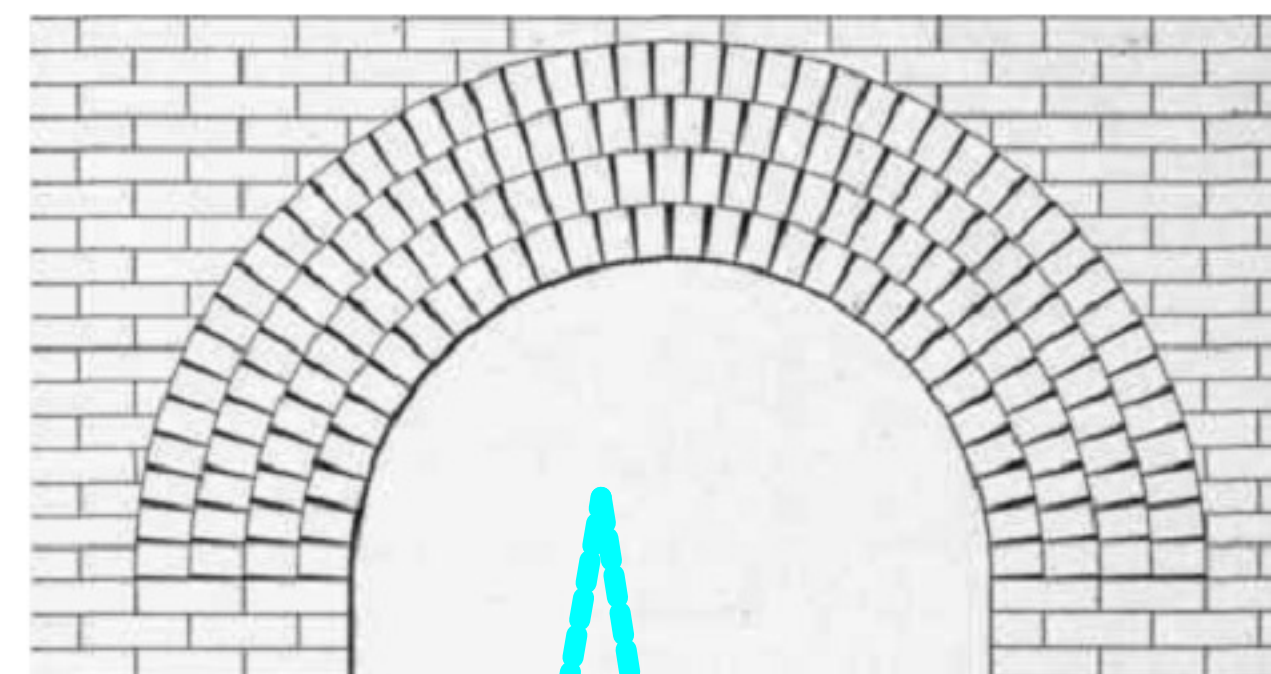
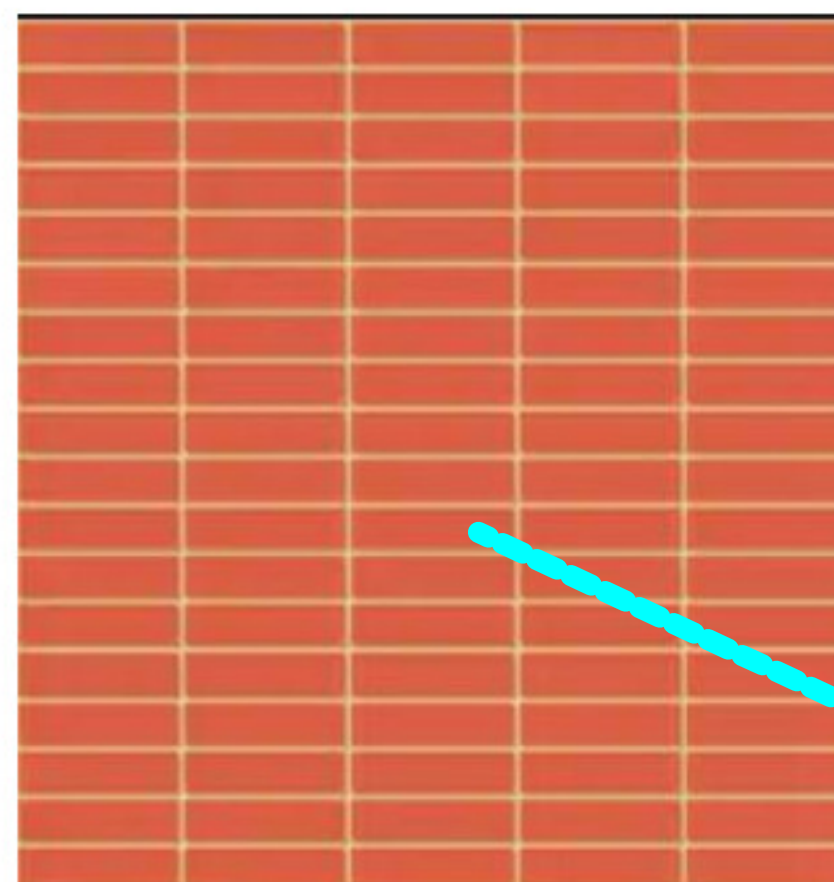


R.O.W ELEVATION
1 : 100

STACK-BOND BRICK



R.O.W ELEVATION TENANCY 4
1 : 100



CORNER PERSPECTIVE



ALBANY HWY PERSPECTIVE

ALBANY HWY TYPICAL
ENTRANCE CONCEPT



ALBANY HWY WINDOW
LEDGE





TENANCY 03

HARDENJONESARCHITECTS

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Architects Board Registration 2552

HJ Architects Pty Ltd ATF Harden Jones Family Trust
ABN 33 066 236 251

**Town of Victoria Park
99 Shepperton Road
Vic Park WA 6100**

Att: Planning

21/10/2020

RE: 493 Albany Highway – Single Level Commercial Development

Dear TOVP.

Please find attached DA 001 being the Development Application Submission for a Single Level Commercial Development at 493 Albany Highway, Victoria Park.

The history and previous Development Applications are known to the City. The owners have made the commercial decision to 'reconstruct' the site into a Single Level Commercial development to accommodate their own business and retain the commercial spaces for the long term.

Carparking.

As advised to the City, current parking/change of use/parking concessions have been streamlined to allow sub 400sqm Commercial Premises to 'change'.

The perceived end (and preferred) use for the retail spaces are as follows:

Tenancy 1 & 2 – Prime Products – Retail

Tenancy 3 Café/Coffee Shop

Tenancy 4 Office/Flexible Use/Possible Take Away Use.

For the application, all commercial spaces are classified as Office, which is a Permitted Use under the Provisions to the TOVP Albany Highway Planning Policy.

There is 545sqm of NLA, using the ratio of 1 bay per 40sqm, 13.6 bays are required, 16 Bays are provided on site. IE, Parking Compliance is achieved according to the 'rules'.

It needs to be noted that the sites are located on a corner and that there are 10 On Street Parking Bays, it would not be an unreasonable expectation that short terms users (rather than staff) of the Commercial Spaces planned will park either directly outside on either Temple Street or Albany highway.

To progress this, I would suggest a discussed with HJA (applicant) and the TOVP to agree on a constructive way forward.

From a use perspective, an office is probably not the best application and a pragmatic approach will be required (as per the approval DAP/19/01631) where the TOVP applied a reasonable and sensible approach to Parking Requirements.

The balance of the application is straight forwards.

If there are any questions or further information required, please do not hesitate to contact me.

Yours Faithfully.

A handwritten signature in black ink that reads "G. HARDEN JONES". The signature is written in a cursive style with a horizontal line underneath.

Giles Harden Jones
HARDEN JONES ARCHITECTS

21/10/2020

TOWN OF
VICTORIA PARK**Development Application Checklist****Non-Residential Development** (excluding DAP applications)

NOTE: Your application will not be accepted without submission of this completed checklist.

LODGEMENT METHOD

Applications are to be submitted in the following formats (emailed applications are not accepted).

CATEGORY 1: Applicant is a registered Business / Professional in the Design, Planning or Construction industry:**Online only:****Electronic lodgement** (*mandatory for Category 1 applicants*)

To register for electronic lodgement, go to the Town's website, select 'Lodge an application', agree to the Terms and Conditions and then click on the 'Register Now' button.

CATEGORY 2: Applicant is NOT a Category 1 applicant:**In Person:****1 Electronic copy****OR****1 Hard copy**

(Entire application including ALL forms, checklist, plans, etc. in unsecured pdf format on USB stick / CD-Rom)

(ONLY if entire application is A3 size or smaller and max. 10 pages total)

**By Post:****1 Electronic copy****OR****1 Hard copy**

(Entire application including ALL forms, checklist, plans, etc. in unsecured pdf format on USB stick / CD-Rom)

(ONLY if entire application is A3 size or smaller and max. 10 pages total)

with hard copy cover letter and cheque for payment**with cheque for payment****INFORMATION REQUIRED****FORMS & FEES**Town of Victoria Park **Application for Development Approval form** signed by **ALL** owners of the land:

- Companies - the Sole Director or a Director and Secretary or a minimum of two Directors (as relevant to the company) are to sign application form. ☒
- Development on common property - the Strata Company or all individual owners are to sign application form.
- A copy of the *Offer and Acceptance* will be permitted where the land is being purchased.

Current copy of the **Certificate of Title** (available from www.landgate.wa.gov.au). ☒Payment of required **development application fee** (refer to *Planning Application Fee Schedule*). ☒**PLANS**

TOUP TO SEND INVOICE.

Overshadowing Plan (for developments of two or more storeys) showing:

- The shadow that would be cast at midday 21 June by the proposed development onto adjoining properties. ☐ NA

Site Feature Survey (including street verge) to a scale (not less than 1:200) showing existing:

- Contours at 0.5m intervals extending past property boundaries
- Relevant spot levels; location and finished floor levels of adjoining buildings
- All structures, incl. buildings and retaining walls
- Trees on the site
- Street trees and other fixtures (bus stops, power poles, traffic islands etc)
- Location of adjoining buildings.

**Proposed Full Site Plan** to a scale (not less than 1:200) showing:

- Site dimensions, scale bar, north point, lot boundaries and existing contours and levels
- Proposed buildings and existing buildings to be retained on the site
- Setback distances of buildings from the boundaries of the site
- Position and finished levels of all proposed buildings, walls, fences, retaining walls and other structures
- Location and dimensions of driveways, crossovers, pedestrian accessways and parking spaces
- Structures and trees to be demolished or removed
- Areas to be landscaped
- Proposed finished ground levels over the site
- Location, height (relative to natural ground level) and length of all existing and proposed retaining walls.

**Floor Plans** (scale of 1:100) of the internal layout of each floor / building showing:

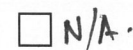
- Use / purpose of all areas / rooms
- Location of external doors and windows
- The line of any upper floors clearly indicated over the lower floor plan
- The finished floor levels of each floor of the building.

**Elevations** (scale of 1:100) of all buildings showing:

- Existing natural ground levels, wall heights and roof heights relating to the established datum (AHD)
- Proposed finished floor levels and ground levels
- Location of openings and if openings are clear glass or obscure glass
- The external appearance of the building
- The external appearance and height of any proposed fencing forward of the building line.

**Landscaping Plan** (where 3 or more units proposed) showing:

- Location of paved areas, grassed areas, ground cover planting, shrubs and garden beds, existing and proposed trees
- Plant species and number of plants in each location.

**Stormwater Drainage Plan** showing:

- Size, location and capacity of soakwells, or other measures for on-site stormwater retention
- Provision of grated trafficable lids for soakwells located within vehicular accessways or driveways.

**Colours & Materials Schedule** showing:

- Schedule of all external finishes and materials of the development including roof, walls, windows, fencing, and driveway materials and colours.

**OTHER**

- For **development of more than 3 storeys**, a **Design Report** to be provided in accordance with *LPP 20 - Design Guidelines for Developments with Buildings above 3 Storeys* (refer to section 5 a) ii of this Policy, available from Council's website) (required).
- Written justification for variations to the acceptable development provisions of the R-Codes or Council Policies, if applicable (optional).



Note: Meeting these checklist requirements does not necessarily mean that the proposal will be approved. The Town reserves the right to request further information to assist in the assessment process, if required.

TO BE COMPLETED BY COUNCIL

Application vetted by:

Plan Information

Tenure Type	Freehold
Plan Type	Deposited Plan
Plan Purpose	Subdivision

Plan Heading

LOTS 888, 300 & ROAD WIDENING

Locality and Local Government

Locality	VICTORIA PARK
Local Government	TOWN OF VICTORIA PARK

Planning Approval

Planning Authority	WAPC
Reference	155657

Survey Details

Survey Method	Conventional Survey
Field Records	150529
Declared as Special Survey Area	No

Survey Certificate - Regulation 54

I hereby certify that this plan is accurate and is a correct representation of the:
(a) * survey; and/or
(b) * calculations and measurements;
[* delete if inapplicable]
undertaken for the purposes of this plan and that it complies with the relevant written law(s) in relation to which it is lodged.

CRAIG ANDREW MILLER	Date
Licensed Surveyor	

Survey Organisation

Name	VISION SURVEYS
Address	SCARBOROUGH 6019
Phone	6144 0000
Fax	6144 0099
Email	info@visionsc.com.au
Reference	VS006893 - Albany Hwy 467-493

Former Tenure

New Lot / Land	Parent Plan Number	Parent Lot Number	Title Reference	Parent Subject Land Description
300, 888	D7868	LOT 1	1282-136	
	D7868	LOT 2	1165-254	
	D7868	LOT 3	1165-254	
	D7868	LOT 4	1281-298	

Former Tenure Interest and Notifications

Subject	Former Tenure	Action	Lots On This Plan	Origin	Endorsement	Comments
	1/D7868	Application to surrender		DOC T19866/1953	EASEMENT BURDEN SEE SKETCH ON VOL 1282 FOL 136. REGISTERED 1/1/1953.	
	3/D7868	Brought forward (in full)	LOT 888	DOC T8961/1928	EASEMENT BENEFIT FOR THE PURPOSE OF RIGHT OF CARRIAGEWAY OVER THE PORTION COLOURED BROWN ON DIAGRAM 7868. REGISTERED 1/1/1928.	
	3/D7868	Application to surrender		DOC T19866/1953	EASEMENT BENEFIT FOR THE RIGHT TO USE THE PORTION OF LOT 1 ON DIAGRAM 7868 COLOURED BLUE ON C/T VOL 1165 FOL 254 FOR PARTY WALL PURPOSES. REGISTERED 1/1/1953.	
	4/D7868	Brought forward (in full)	LOT 888	DOC T8961/1928	EASEMENT BENEFIT SEE TRANSFER 8961/1928. REGISTERED 1/1/1928.	
	1/D7868	Application to surrender		DOC T19866/1953	EASEMENT BENEFIT SEE SKETCH ON VOL 1282 FOL 136. REGISTERED 1/1/1953.	
	2/D7868	Brought forward (in full)	LOT 888	DOC T8961/1928	EASEMENT BENEFIT FOR THE PURPOSE OF RIGHT OF CARRIAGEWAY OVER THE PORTION COLOURED BROWN ON DIAGRAM 7868. REGISTERED 1/1/1928.	
	2/D7868	Application to surrender		DOC T19866/1953	EASEMENT BENEFIT FOR THE RIGHT TO USE THE PORTION OF LOT 1 ON DIAGRAM 7868 COLOURED BLUE ON C/T VOL 1165 FOL 254 FOR PARTY WALL PURPOSES. REGISTERED 1/1/1953.	
	2/D7868	Application to surrender		DOC T19866/1953	EASEMENT BURDEN FOR LOT 1 ON DIAGRAM 7868 THE RIGHT TO USE FOR PARTY WALL PURPOSES THE PORTION OF LOT 2 ON DIAGRAM 7868 COLOURED BLUE ON C/T VOL 1165 FOL 254. AS TO LOT 2 ON D 7868 ONLY REGISTERED 1/1/1953.	
	1/D7868	Brought forward (in full)	LOT 888	DOC T8961/1928	EASEMENT BENEFIT SEE TRANSFER 8961/1928. REGISTERED 1/1/1928.	

Vesting Lots

Land	Purpose	Statutory Reference	Origin	Comments
LOT 300	RIGHT OF WAY	SEC. 152 OF THE P&D ACT 2005	THIS PLAN	



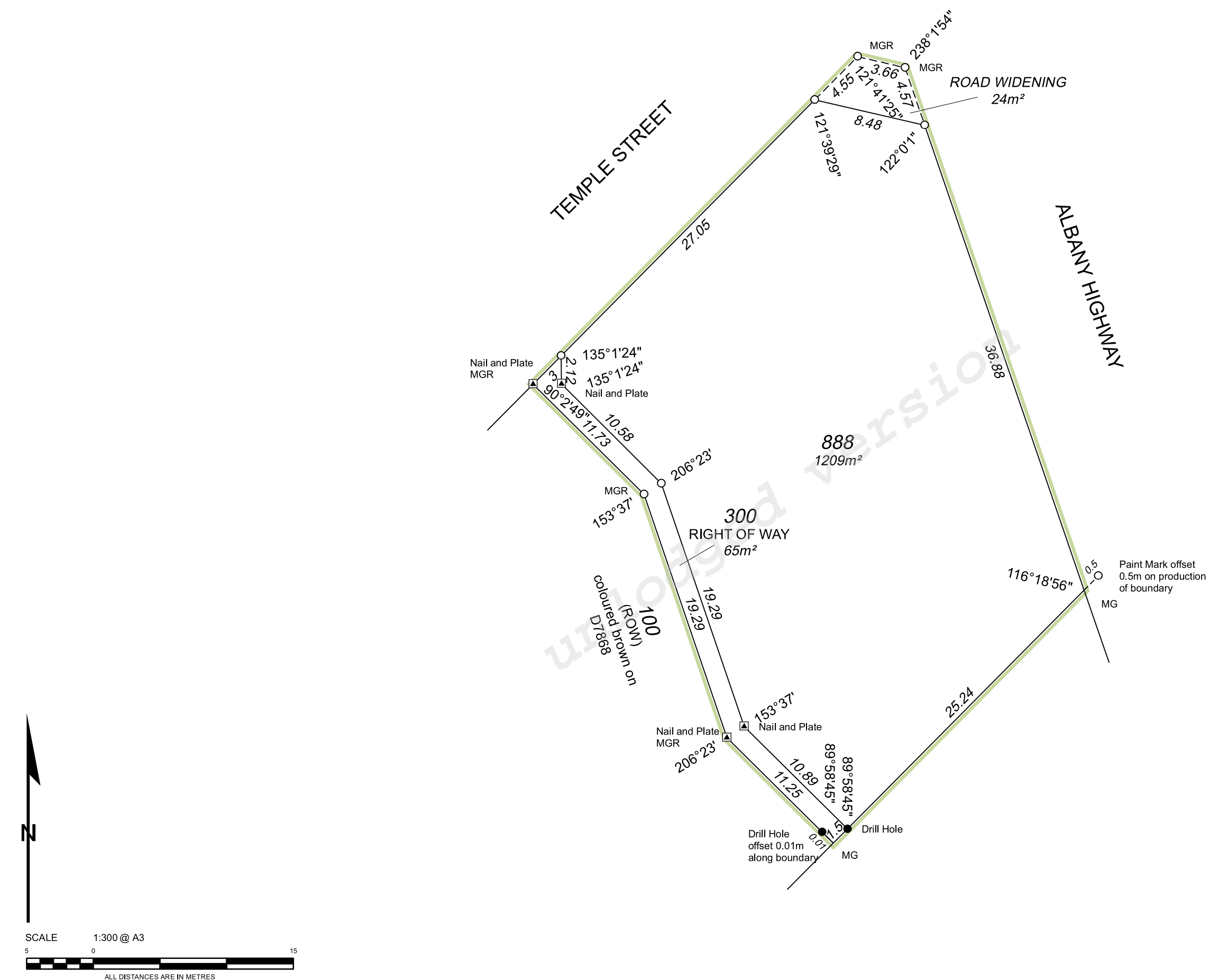
TEL (08) 6144 0000 | FAX (08) 6144 0099
59 SCARBOROUGH BEACH RD, SCARBOROUGH WA 6019
email: info@visionsc.com.au | www.visionsurveys.com.au

ADDITIONAL SHEETS
ENDORSEMENT SHEET

SHEET
1 OF 2

VERSION NUMBER
1

DEPOSITED PLAN
417322



TEL (08) 6144 0000 | FAX (08) 6144 0099
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email: info@visionsc.com.au | www.visionsurveys.com.au

ADDITIONAL SHEETS
ENDORSEMENT SHEET

SHEET 2 OF 2 SHEETS

VERSION NUMBER 1

DEPOSITED PLAN
417322