

26 September 2017

Dear Sir/Madam

**DEVELOPMENT APPLICATION (5.2017.387.1) FOR CHANGE OF USE TO SHOWROOM - LOT:
929 PLN: 4377, NO.547-553 ALBANY HIGHWAY, VICTORIA PARK**

Thank you for your application dated 18/05/2017, for the above proposed development. Please be advised that the application has been APPROVED by the Council subject to the conditions and advice notes in the attached Notice of Determination on Application for Development Approval.

The conditions of this approval are required to be met in the course of carrying out the development for which the approval has been granted. If you wish to clarify any of the conditions, please do so prior to submission of an application for a building permit.

All information necessary for the purpose of addressing the conditions and advice notes of this approval should be provided with, or prior to, the application for a building permit.

Please be aware that this development approval does not remove the need to obtain permits, licenses or forms of approval under other legislation or requirements of Council.

Should you have any queries please contact Nicholas Michael of Council's Urban Planning Business Unit on 9311 8109 or by email to NMichael@vicpark.wa.gov.au.

Yours faithfully



**ROBERT CRUICKSHANK
EXECUTIVE MANAGER BUILT LIFE**

Enc

Planning and Development Act 2005

TOWN OF VICTORIA PARK

NOTICE OF DETERMINATION ON APPLICATION FOR DEVELOPMENT APPROVAL

Location: No.547-553 Albany Highway, VICTORIA PARK

Lot: 929

Plan / Diagram: 4377

Vol. No: 1068

Folio No: 824

Application date: 18/05/2017

Received on: 18/05/2017

Description of proposed development: CHANGE OF USE TO SHOWROOM

At the Council's Meeting held on 12 September 2017, in accordance with the provisions of the Town of Victoria Park Town Planning Scheme No. 1 and the Metropolitan Region Scheme, the application for development approval was:

Approved subject to the following conditions **Refused** for the following reason(s)

Conditions / ~~Reasons for refusal~~ :

1. In relation to the existing windows facing Albany Highway:
 - 1.1 All windows are to be retained in their current size and height with no windows to be removed or boarded up as proposed.
 - 1.2 All windows are to have clear glazing, with any existing painting or obscuring of windows to be removed, and the windows not being subsequently obscured by signage or internal shelves.
 - 1.3 Those windows described on the approved plans to be boarded up or removed shall be retained as per item 1.1 but may be internally screened through curtains or blinds.
 - 1.4 The internal screening permitted in 1.3 above only relates to this planning application.
2. This approval does not include the approval of any signage. Any signage for the development to be the subject of a Development Application, in accordance with Council's Signs Local Law.

Date of determination: 12 September 2017

Note 1: If the development the subject of this approval is not substantially commenced within a period of 2 years, or another period specified in the approval after the date of the determination, the approval will lapse and be of no further effect.

Note 2: Where an approval has so lapsed, no development must be carried out without the further approval of the local government having first been sought and obtained.

Note 3: If an applicant or owner is aggrieved by this determination there is a right of review by the State Administrative Tribunal in accordance with the Planning and Development Act 2005 Part 14. An application must be made within 28 days of this determination.



Signed: _____

Date: 12 September 2017

For and on behalf of the Town of Victoria Park

Advice to Applicant:

1. The applicant/owner should refer to the Requirements of Other Council Business Units, enclosed with this development approval, which are relevant to the submission of a building permit and/or the carrying out of the development for which this approval is granted. This development approval does not remove the need to obtain licences, permits or other forms of approval that may be required under other legislation or requirements of Council.
2. Should the applicant be aggrieved by this decision a right of appeal may exist under the provisions of the Town Planning Scheme or the Metropolitan Region Scheme and the applicant may apply for a review of the determination of Council by the State Administrative Tribunal within 28 days of the date of this decision.

Should you have any queries regarding the above please contact Planning Officer, Nicholas Michael on 9311 8109 or by email to NMichael@vicpark.wa.gov.au.

<p style="text-align: center;">TOWN OF VICTORIA PARK REQUIREMENTS OF OTHER COUNCIL BUSINESS UNITS</p>

DA Ref No: 5.2017.387.1

Date of Approval: 12 September 2017

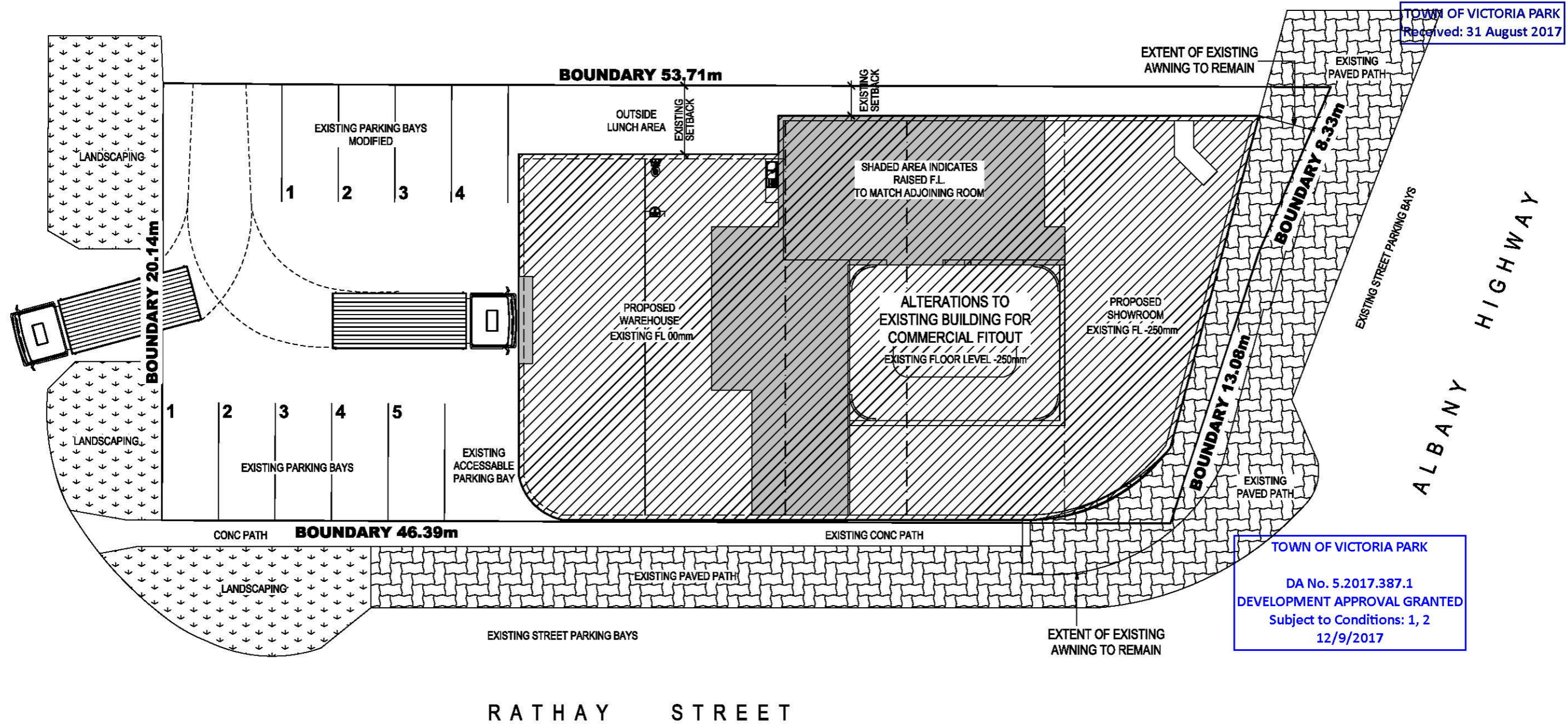
BUILDING BUSINESS UNIT:

- (1) A building permit is required to be obtained from the Town prior to commencement of any work in relation to this development approval.
- (2) A Sign Licence is required to be obtained from the Town prior to the installation of any signage.
- (3) Your attention is drawn to the need to comply with the requirements of Part D3 of the Building Code of Australia - Access for People with Disabilities, including parking, sanitary facilities and tactile indicators in accordance with AS 1428.1, AS 1428.4, AS 1428.5 and AS/NZS 2890.6.
- (4) Plans are to be assessed by a practicing qualified disability Access Consultant who is an accredited member of the Association of Consultants in Access, Australia Inc (ACAA) to confirm compliance with the Disability (Access to Premises – Building) Standards, Building Code of Australia and relevant Australian Standards. A Copy of the certified plans is to be provided as part of the building permit application.
- (5) In addition to the disabled access and facility requirements of the Building Code of Australia, it is the responsibility of the building owner/developer to ensure the development complies with the Disability Discrimination Act 1992. Further information may be obtained from the Disability Services Commission.

Advice to Applicant:

- (1) In the case of a Class 1a or 10 building, the application for a building permit can be submitted as either a certified or an uncertified application. A Class 2-9 building can only be submitted as a certified application.

HORDERN STREET



TOWN OF VICTORIA PARK
Received: 31 August 2017

TOWN OF VICTORIA PARK
DA No. 5.2017.387.1
DEVELOPMENT APPROVAL GRANTED
Subject to Conditions: 1, 2
12/9/2017

1. SITE PLAN
1:200

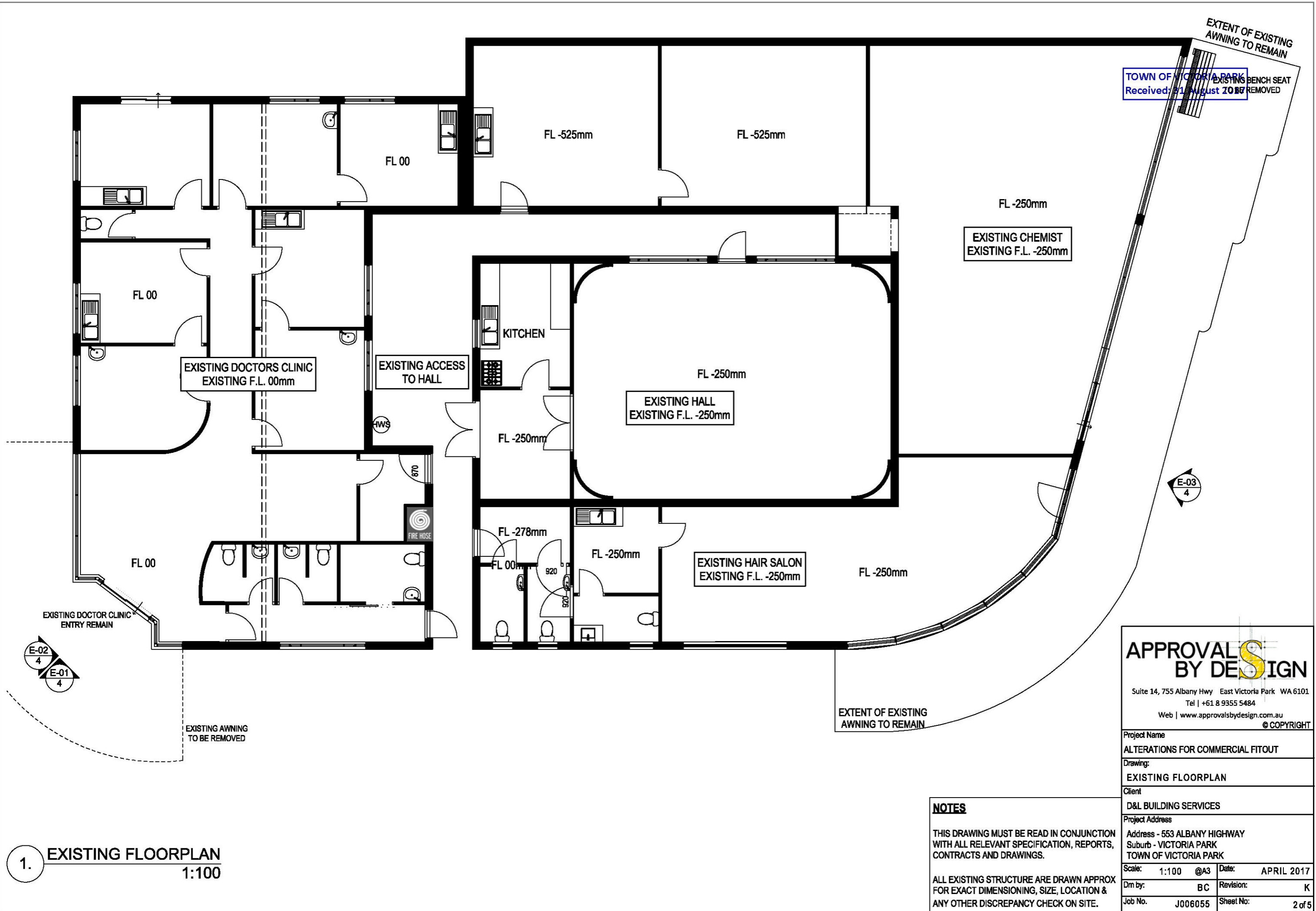
NOTES

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Project Name ALTERATIONS FOR COMMERCIAL FITOUT	
Drawing: SITEPLAN	
Client D&L BUILDING SERVICES	
Project Address Address - 553 ALBANY HIGHWAY Suburb - VICTORIA PARK TOWN OF VICTORIA PARK	
Scale: 1:200 @A3	Date: APRIL 2017
Dm by: BC	Revision: K
Job No. J006055	Sheet No: 1 of 5



1. EXISTING FLOORPLAN
1:100

NOTES

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Project Name
ALTERATIONS FOR COMMERCIAL FITOUT

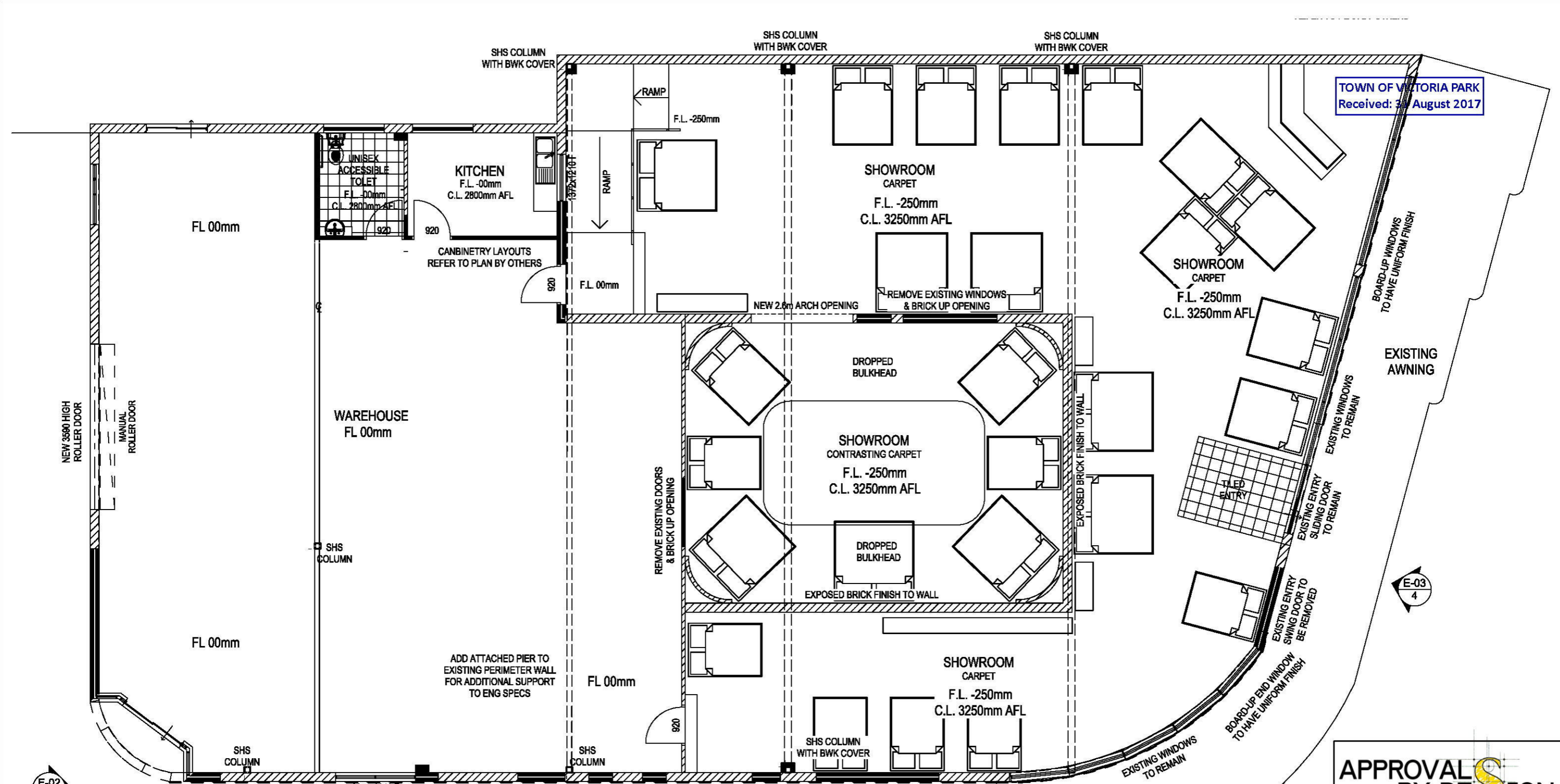
Drawing:
EXISTING FLOORPLAN

Client
D&L BUILDING SERVICES

Project Address
Address - 553 ALBANY HIGHWAY
Suburb - VICTORIA PARK
TOWN OF VICTORIA PARK

Scale: 1:100 @A3	Date: APRIL 2017
Dm by: BC	Revision: K
Job No. J006055	Sheet No: 2 of 5

TOWN OF VICTORIA PARK
Received: 30 August 2017



TOWN OF VICTORIA PARK
DA No. 5.2017.387.1
DEVELOPMENT APPROVAL GRANTED
Subject to Conditions: 1, 2
12/9/2017

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Project Name
ALTERATIONS FOR COMMERCIAL FITOUT

Drawing:
PROPOSED FLOORPLAN

Client
D&L BUILDING SERVICES

Project Address
Address - 553 ALBANY HIGHWAY
Suburb - VICTORIA PARK
TOWN OF VICTORIA PARK

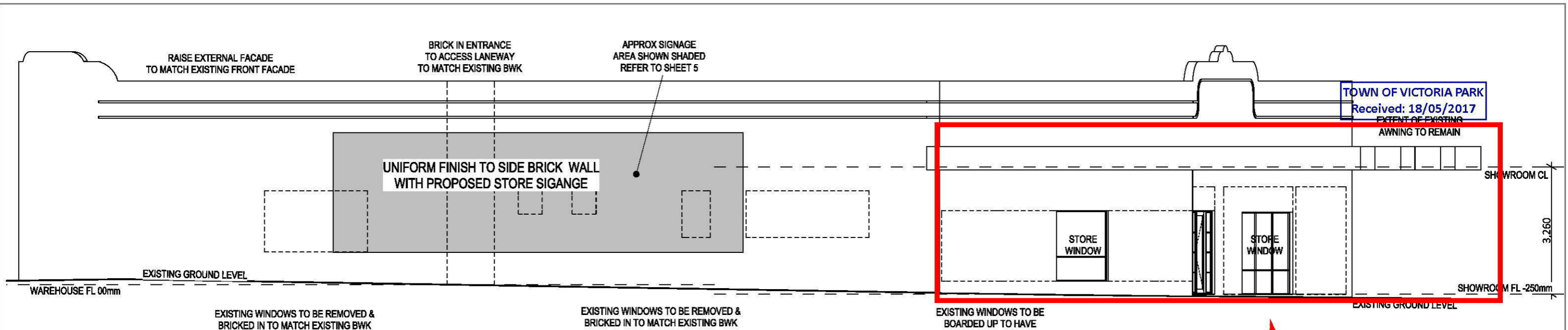
Scale: 1:100 @A3 Date: APRIL 2017

Dm by: BC Revision: K

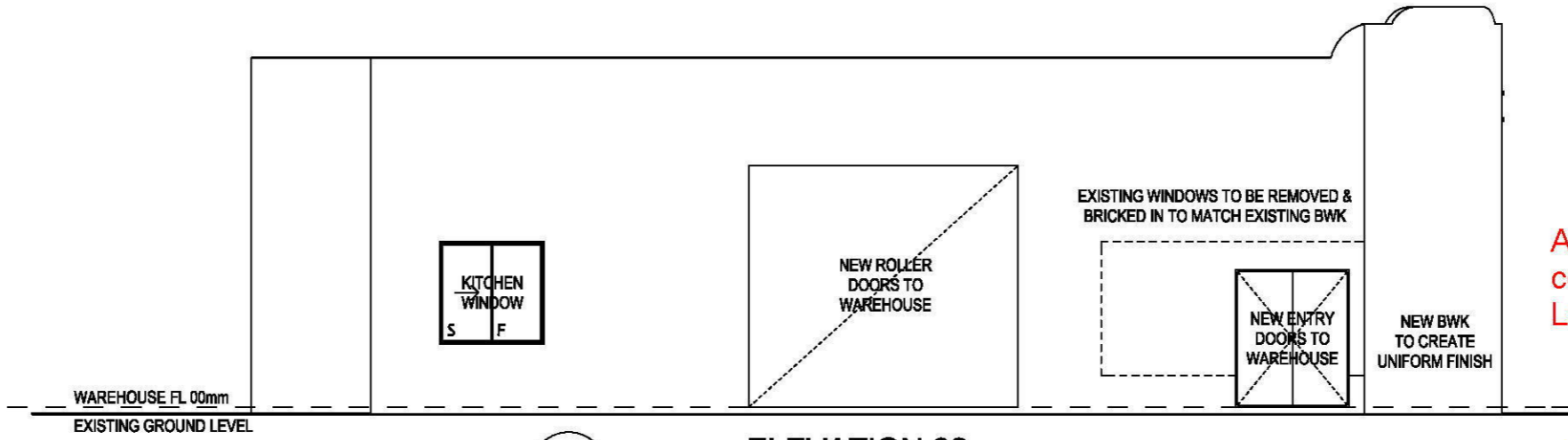
Job No. J006055 Sheet No: 3 of 5

AREAS	
PROPOSED WAREHOUSE AREA =	227.43m ²
PROPOSED SHOWROOM AREA =	305.84m ²
TOTAL AREA =	533.27m²

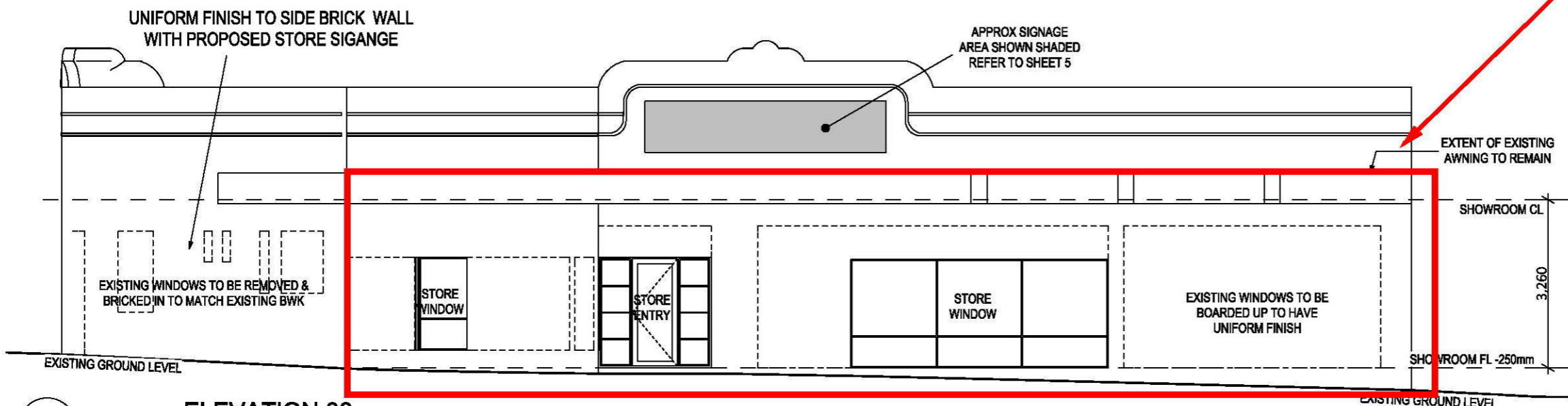
1. FLOORPLAN
1:100



E-01 ELEVATION 01
1:100



E-02 ELEVATION 02
1:100



E-03 ELEVATION 03
1:100

All windows to be retained as per condition No.1 on the Approval Letter dated 26 September 2017.

TOWN OF VICTORIA PARK
DA No. 5.2017.387.1
DEVELOPMENT APPROVAL GRANTED
Subject to Conditions: 1, 2
12/9/2017

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Project Name	
ALTERATIONS FOR COMMERCIAL FITOUT	
Drawing:	
ELEVATIONS	
Client	
D&L BUILDING SERVICES	
Project Address	
Address - 553 ALBANY HIGHWAY Suburb - VICTORIA PARK TOWN OF VICTORIA PARK	
Scale:	@A3 Date: APRIL 2017
Drn by:	BC Revision: D
Job No.	J006055 Sheet No:



PHOTO OF EXISTING BUILDING



PROPOSED COLOUR OF STORE SIGNAGE

EXISTING FRONT FACADE RED STRIPS TO BE PAINTED ORANGE TO MATCH SIGNAGE

ENTIRE EXISTING FRONT FACADE & AWNING TO BE PAINTED HERTIAGE GREEN

EXISTING SIGNAGE & STRIPS TO REMAIN & PAINTED IN COLOUR TO MATCH NEW STORE



PERSPECTIVE OF PROPOSED ALTERATIONS

TOWN OF VICTORIA PARK
 DA No. 5.2017.387.1
 DEVELOPMENT APPROVAL GRANTED
 Subject to Conditions: 1, 2
 12/9/2017



PERSPECTIVE SECTION OF PROPOSED ALTERATIONS

APPROVAL BY DESIGN	
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Project Name ALTERATIONS FOR COMMERCIAL FITOUT	
Drawing: PERSPECTIVE	
Client D&L BUILDING SERVICES	
Project Address Address - 553 ALBANY HIGHWAY Suburb - VICTORIA PARK TOWN OF VICTORIA PARK	
Scale: N.T.S. @A3	Date: APRIL 2017
Dm by: BC	Revision: K
Job No. J006055	Sheet No: 5 of 5

16 November 2018

Dear Sir/Madam

DEVELOPMENT APPLICATION (5.2018.585.1) FOR RETROSPECTIVE APPROVAL FOR ALTERATIONS TO BUILDING FAÇADE & PROPOSED SIGNAGE - NO. 547-553 (LOT 929) ALBANY HIGHWAY, VICTORIA PARK

Thank you for your application dated 31/07/2018, for the above proposed development. Please be advised that the application has been APPROVED by the Council subject to the conditions and advice notes in the attached Notice of Determination on Application for Development Approval.

The conditions of this approval are required to be met in the course of carrying out the development for which the approval has been granted. If you wish to clarify any of the conditions, please do so prior to submission of an application for a building permit.

All information necessary for the purpose of addressing the conditions and advice notes of this approval should be provided with, or prior to, the application for a building permit.

Please be aware that this development approval does not remove the need to obtain permits, licenses or forms of approval under other legislation or requirements of Council.

Should you have any queries please contact Alexander Thamm of Council's Urban Planning Business Unit on 08 9311 8111 or by email to AThamm@vicpark.wa.gov.au.

Yours faithfully



**ROBERT CRUICKSHANK
MANAGER DEVELOPMENT SERVICES**

Enc

Planning and Development Act 2005

TOWN OF VICTORIA PARK

NOTICE OF DETERMINATION ON APPLICATION FOR DEVELOPMENT APPROVAL

Location: No.547-553 Albany Highway VICTORIA PARK

Lot: 929

Plan / Diagram: 4377

Application date: 31/07/2018

Received on: 31/07/2018

Description of proposed development: Retrospective Approval for Alterations to Building Façade & Proposed Signage

At the Council's Meeting held on 13 November 2018, in accordance with the provisions of the Town of Victoria Park Town Planning Scheme No. 1 and the Metropolitan Region Scheme, the application for development approval was:

Approved subject to the following conditions **Refused** for the following reason(s)

Conditions / ~~Reasons for refusal~~ :

1. Within 60 days of the date of this approval, the building façade is to be modified to the satisfaction of the Town, to comply with condition 1 of the Council's development approval dated 12 September 2017 as follows :

"In relation to the existing windows facing Albany Highway:

- 1.1 All windows are to be retained in their current size and height with no windows to be removed or boarded up as proposed.
 - 1.2 All windows are to have clear glazing, with any existing painting or obscuring of windows to be removed, and the windows not being subsequently obscured by signage or internal shelves.
 - 1.3 Those windows described on the approved plans to be boarded up or removed shall be retained as per item (i) but may be internally screened through curtains or blinds.
 - 1.4 The internal screening permitted in (iii) above only relates to this planning application."
2. Within 60 days of the date of this approval the signage obscuring the existing window along the truncation between Albany Highway and Rathay Street is to be removed to the satisfaction of the town, and thereafter the window is to remain transparent unless otherwise subsequently approved by the Town.
 3. All windows and doors to street frontages are to be provided with clear glazing, and are not to be subsequently obscured by alternative window treatments, painting, signage or internal shelves, unless approved in writing by the Town.

4. This approval relates to the proposed 'Option 1' signage. The 'Option 2' signage does not form part of this approval.
5. The location and details of the sign(s), and any supporting structure, as shown on the approved plans as 'Option 1', must not be altered without the written consent of the Town.
6. Within 60 days of this approval, all unauthorised signage is to be removed to the satisfaction of the Town.
7. The approved signs must not contain any flashing lights.

Date of determination: 13 November 2018

- Note 1: If the development the subject of this approval is not substantially commenced within a period of 2 years, or another period specified in the approval after the date of the determination, the approval will lapse and be of no further effect.
- Note 2: Where an approval has so lapsed, no development must be carried out without the further approval of the local government having first been sought and obtained.
- Note 3: If an applicant or owner is aggrieved by this determination there is a right of review by the State Administrative Tribunal in accordance with the Planning and Development Act 2005 Part 14. An application must be made within 28 days of this determination.



Date: 13 November 2018

Signed: _____

For and on behalf of the Town of Victoria Park

Advice to Applicant:

1. The applicant/owner should refer to the Requirements of Other Council Business Units, enclosed with this development approval, which are relevant to the submission of a building permit and/or the carrying out of the development for which this approval is granted. This development approval does not remove the need to obtain licences, permits or other forms of approval that may be required under other legislation or requirements of Council.
2. Should the applicant be aggrieved by this decision a right of appeal may exist under the provisions of the Town Planning Scheme or the Metropolitan Region Scheme and the applicant may apply for a review of the determination of Council by the State Administrative Tribunal within 28 days of the date of this decision.
3. Any amendments or modifications to the approved drawings forming part of this development approval may require the submission of an application for amendment to development approval and reassessment of the proposal.

Should you have any queries regarding the above please contact Planning Officer, Alexander Thamm on 08 9311 8111 or by email to ATHamm@vicpark.wa.gov.au.

**TOWN OF VICTORIA PARK
REQUIREMENTS OF OTHER COUNCIL BUSINESS UNITS**

DA Ref No: 5.2018.585.1
Date of Approval: 13 November 2018

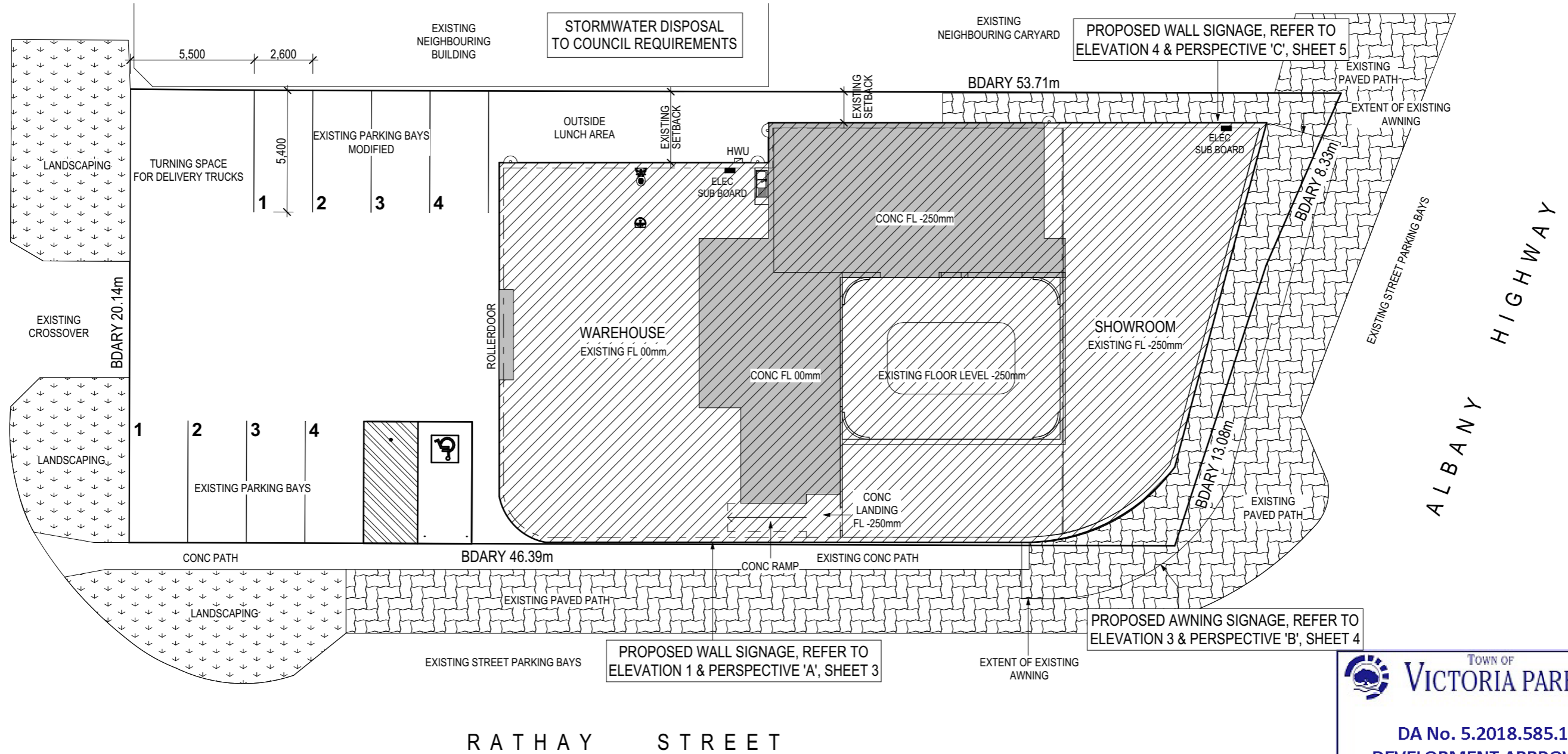
BUILDING BUSINESS UNIT:

1. A Sign Licence is required to be obtained from the Town prior to the installation of any signage.

Advice to Applicant:

1. In the case of a Class 1a or 10 building, the application for a building permit can be submitted as either a certified or an uncertified application. A Class 2-9 building can only be submitted as a certified application.

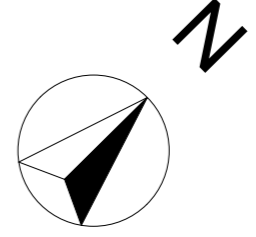
HORDERN STREET



TOWN OF
VICTORIA PARK

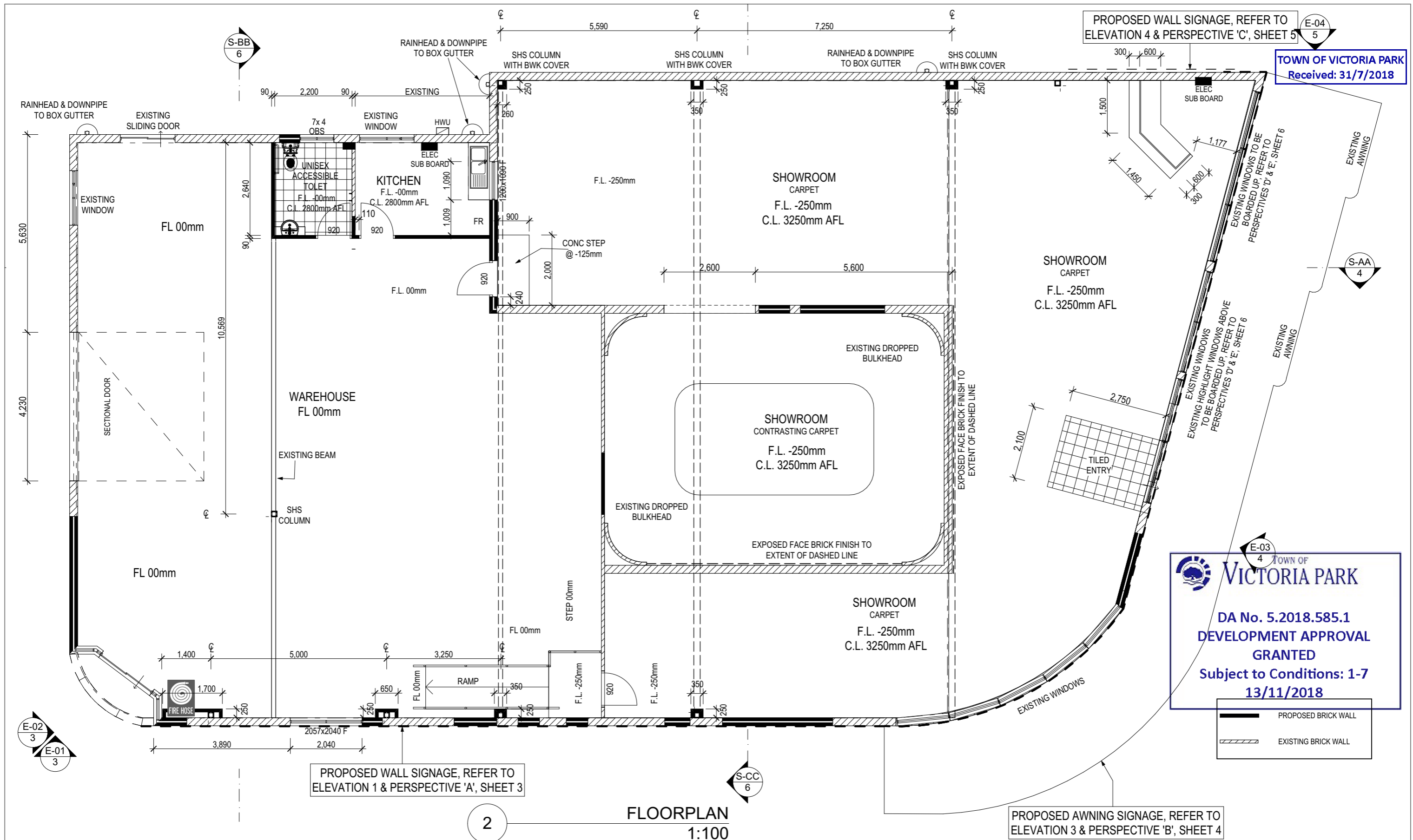
DA No. 5.2018.585.1
**DEVELOPMENT APPROVAL
GRANTED**
Subject to Conditions: 1-7
13/11/2018

1. SITE PLAN
1:200



Project Title PLANNING DRAWINGS	Project Name SIGNAGE ALTERATIONS - OPTION 1	Scale: 1:200 @A3
Drawing: SITEPLAN	Project Address Address - 553 ALBANY HIGHWAY	Dm by: SM
Client D&L BUILDING SERVICES	Suburb - VICTORIA PARK	Job No. J006055
	TOWN OF VICTORIA PARK	Date: JUNE 2018
		Revision: A
		Sheet No: 1 of 6

NOTES
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TOWN OF VICTORIA PARK
 Received: 31/7/2018

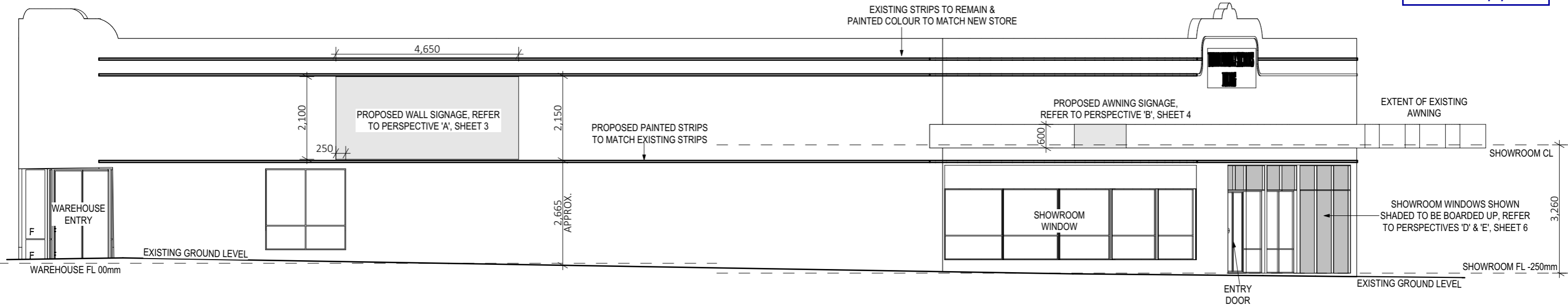
TOWN OF VICTORIA PARK
 DA No. 5.2018.585.1
 DEVELOPMENT APPROVAL
 GRANTED
 Subject to Conditions: 1-7
 13/11/2018

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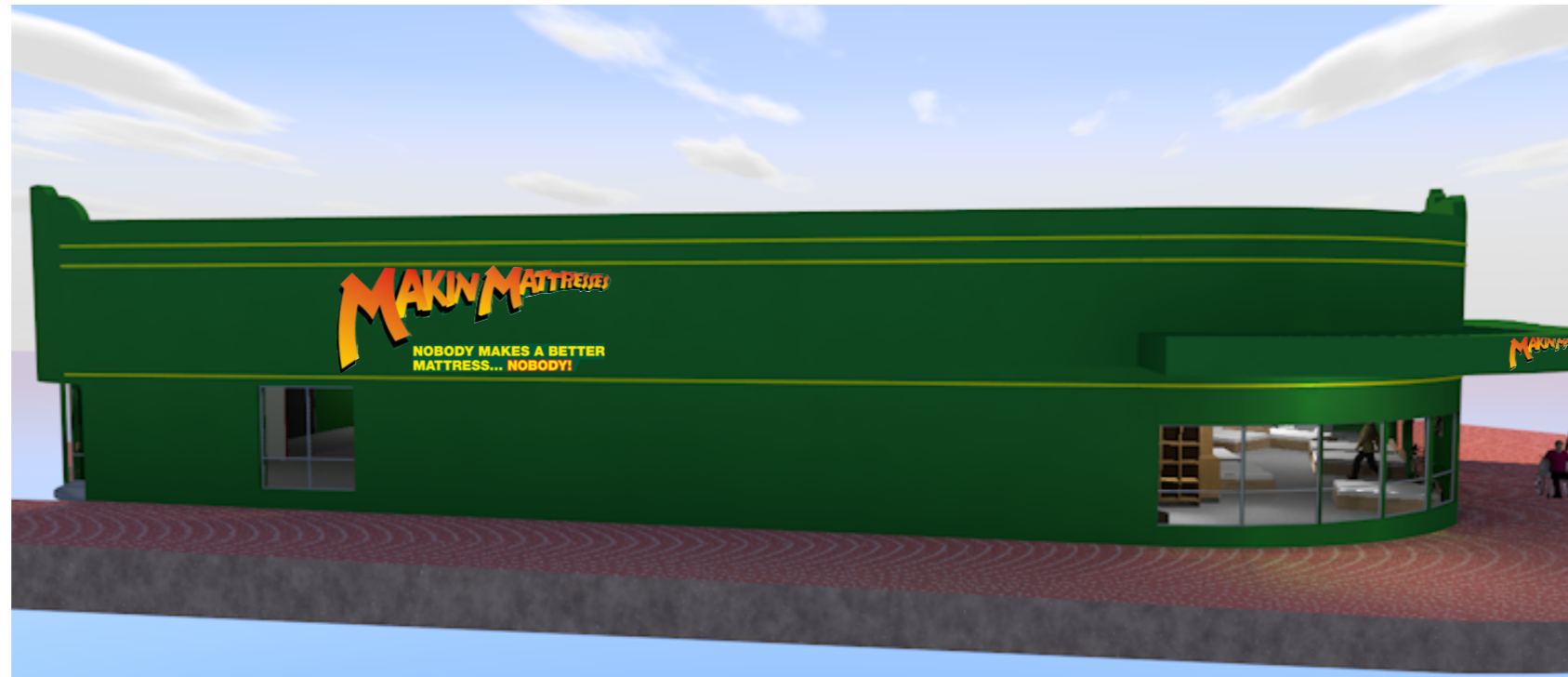
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Drawing: FLOORPLAN	Project Address Address - 553 ALBANY HIGHWAY	Dm by: SM
Client D&L BUILDING SERVICES	Suburb - VICTORIA PARK	Job No. J006055
	TOWN OF VICTORIA PARK	Date: JUNE 2018
		Revision: A
		Sheet No: 2 of 6

AREAS	
WAREHOUSE AREA =	227.43m²
SHOWROOM AREA =	305.84m²
TOTAL AREA =	533.27m²

NOTES
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E-01 ELEVATION 01
1:100



PERSPECTIVE 'A' OF PROPOSED WALL SIGNAGE & WALL STRIP

TOWN OF
VICTORIA PARK

DA No. 5.2018.585.1
DEVELOPMENT APPROVAL
GRANTED
Subject to Conditions: 1-7
13/11/2018

Project Title PLANNING DRAWINGS	Project Name SIGNAGE ALTERATIONS - OPTION 1	Scale: 1:100 @A3
Drawing: ELEVATION	Project Address Address - 553 ALBANY HIGHWAY	Dm by: SM
Client D&L BUILDING SERVICES	Suburb - VICTORIA PARK	Job No. J006055
	TOWN OF VICTORIA PARK	Date: JUNE 2018
		Revision: A
		Sheet No: 3 of 6

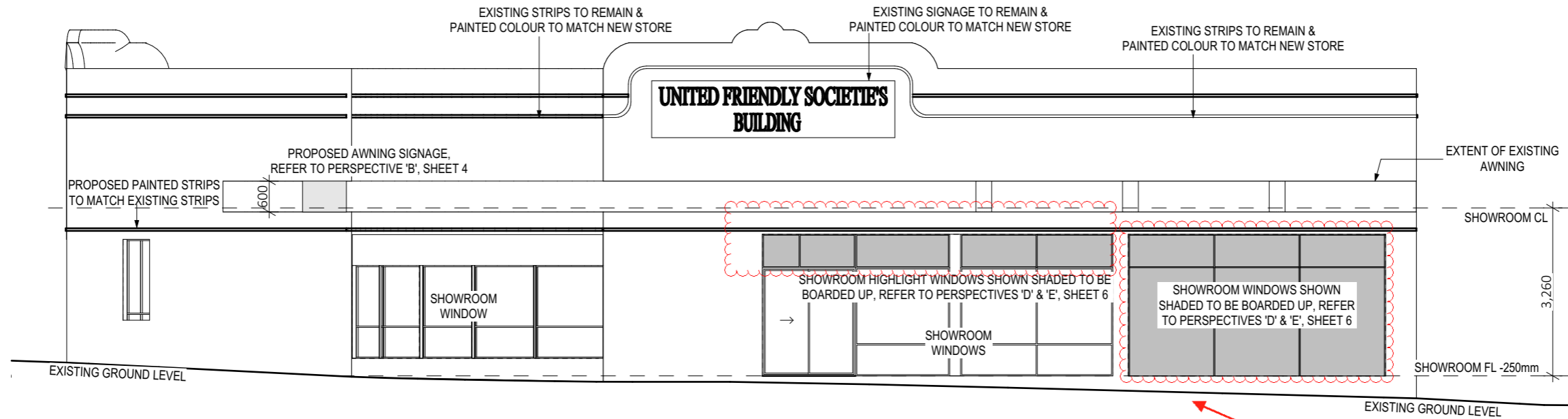
NOTES

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E-03 ELEVATION 03
1:100

Refer to Condition 1, All windows to be retained as stated on the approval letter dated 16 November 2018

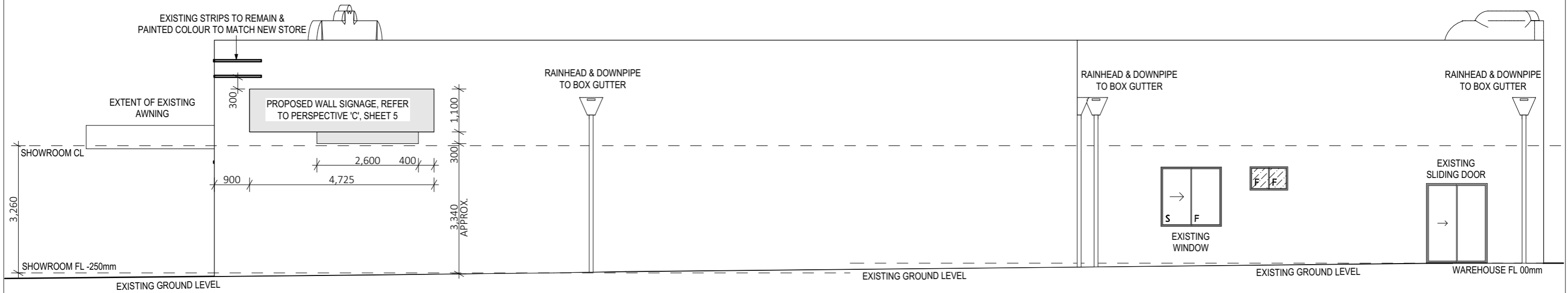


PERSPECTIVE 'B' OF PROPOSED AWNING SIGNAGE & WALL STRIP

TOWN OF
VICTORIA PARK
DA No. 5.2018.585.1
DEVELOPMENT APPROVAL
GRANTED
Subject to Conditions: 1-7
13/11/2018

Project Title PLANNING DRAWINGS	Project Name SIGNAGE ALTERATIONS - OPTION 1	Scale: 1:100 @A3
Drawing: ELEVATION	Project Address Address - 553 ALBANY HIGHWAY	Dm by: SM
Client D&L BUILDING SERVICES	Suburb - VICTORIA PARK	Job No. J006055
	TOWN OF VICTORIA PARK	Date: JUNE 2018
		Revision: A
		Sheet No: 4 of 6

NOTES
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E-04 ELEVATION 04
1:100



PERSPECTIVE 'C' OF PROPOSED WALL SIGNAGE & WALL STRIP

TOWN OF
VICTORIA PARK

DA No. 5.2018.585.1
DEVELOPMENT APPROVAL
GRANTED
Subject to Conditions: 1-7
13/11/2018

Project Title PLANNING DRAWINGS	Project Name SIGNAGE ALTERATIONS - OPTION 1	Scale: 1:100 @A3
Drawing: ELEVATION	Project Address Address - 553 ALBANY HIGHWAY	Dm by: SM
Client D&L BUILDING SERVICES	Suburb - VICTORIA PARK	Job No. J006055
	TOWN OF VICTORIA PARK	Date: JUNE 2018
		Revision: A
		Sheet No: 5 of 6

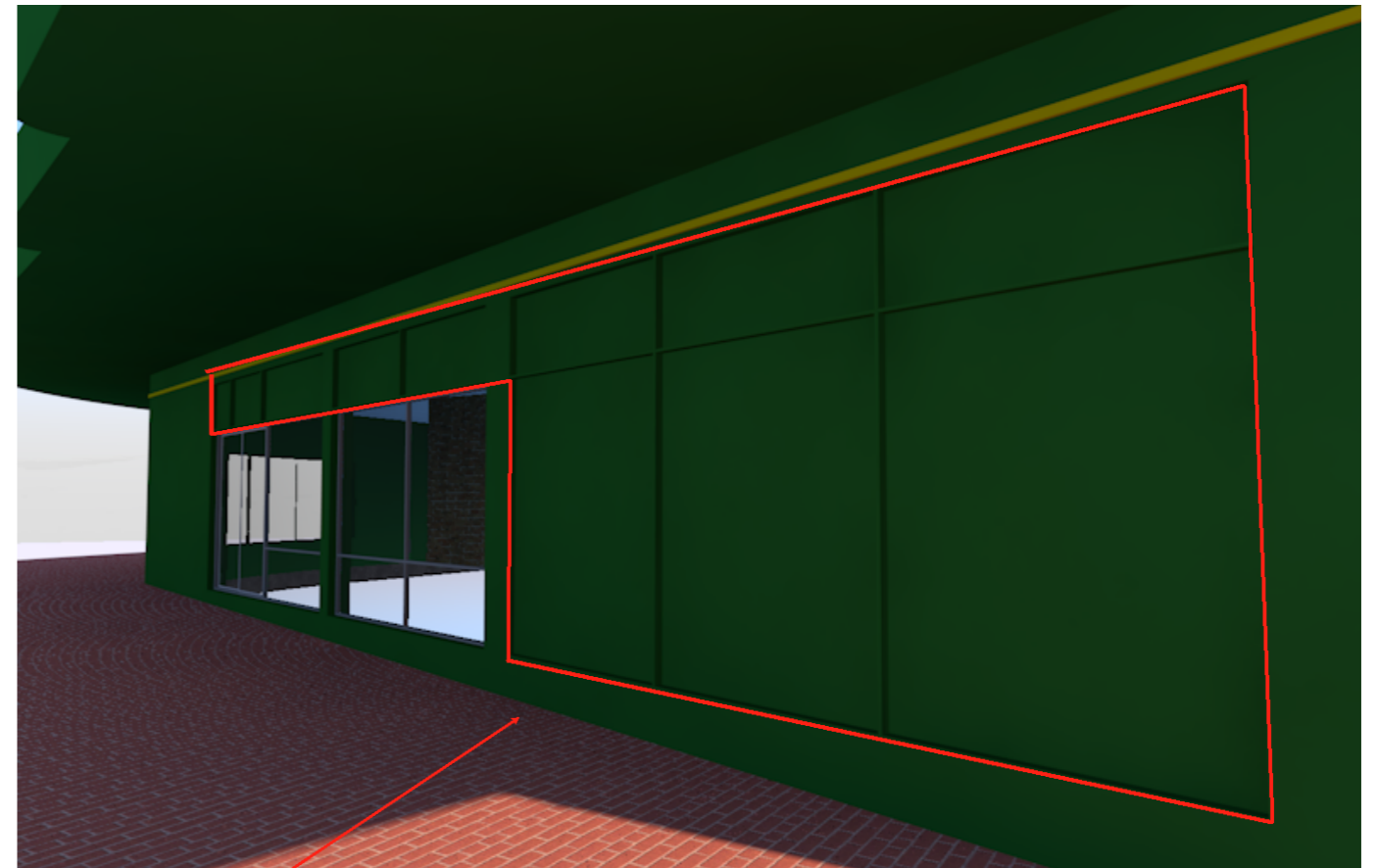
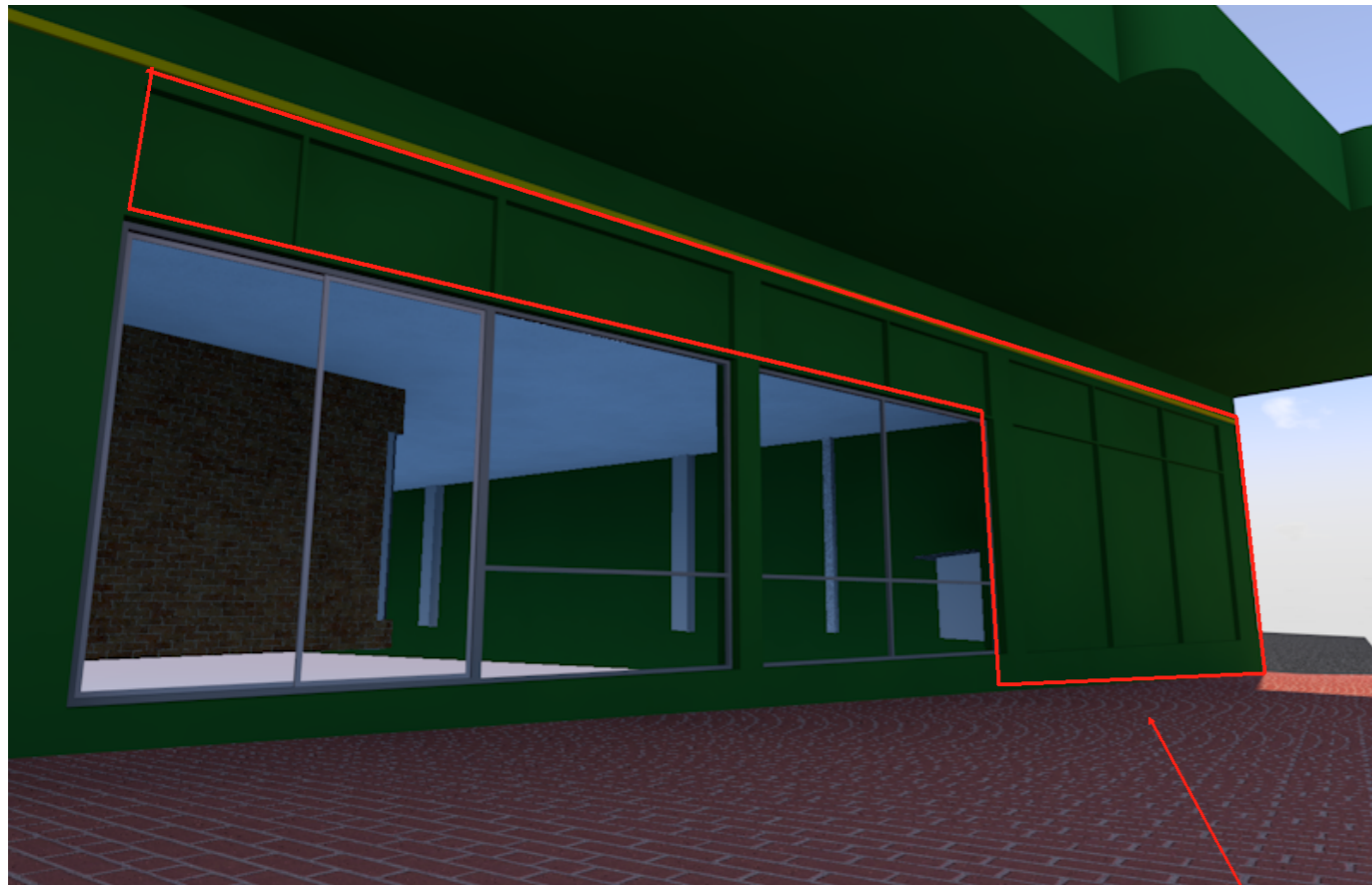
NOTES

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PERSPECTIVE 'D' OF EXISTING SHOWROOM WINDOWS TO BE BOARDED UP & WALL STRIP

PERSPECTIVE 'E' OF EXISTING SHOWROOM WINDOWS TO BE BOARDED UP & WALL STRIP

Refer to Condition 1, All windows to be retained as stated on the approval letter dated 16 November 2018


TOWN OF VICTORIA PARK

DA No. 5.2018.585.1
DEVELOPMENT APPROVAL
GRANTED
Subject to Conditions: 1-7
13/11/2018

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Project Title PLANNING DRAWINGS	Project Name SIGNAGE ALTERATIONS - OPTION 1	Scale: NTS @A3
Drawing: PERSPECTIVES	Project Address Address - 553 ALBANY HIGHWAY	Dm by: SM
Client D&L BUILDING SERVICES	Suburb - VICTORIA PARK	Job No. J006055
	TOWN OF VICTORIA PARK	Date: JUNE 2018
		Revision: A
		Sheet No: 6 of 6

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