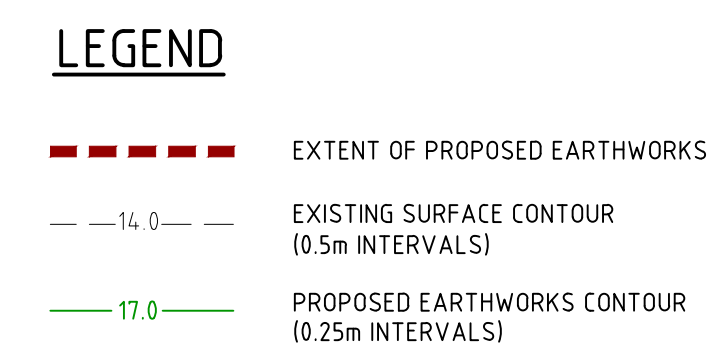




SECTION A
1:50

PLAN
1:500

'x' INDICATES A PREVIOUSLY SIGNED DRAWING

2. INDICATES APPROUSELY SIGNED DRAWINGS									
A	09.06.25	MS	CCB	ISSUED FOR COMMENTS					
No.	DATE	DRAWN	APPROVED	AMENDMENT	No.	DATE	DRAWN	APPROVED	AMENDMENT

This plan shall not to be used for construction unless issued as rev 0 and signed as approved.

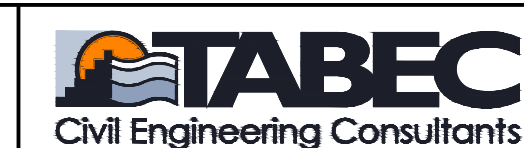
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	CLIENT
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DESIGNED KAM	CHECKED CCB	APPROVED C. BITMEAD
DRAWN KAM	CHECKED CCB	DATE



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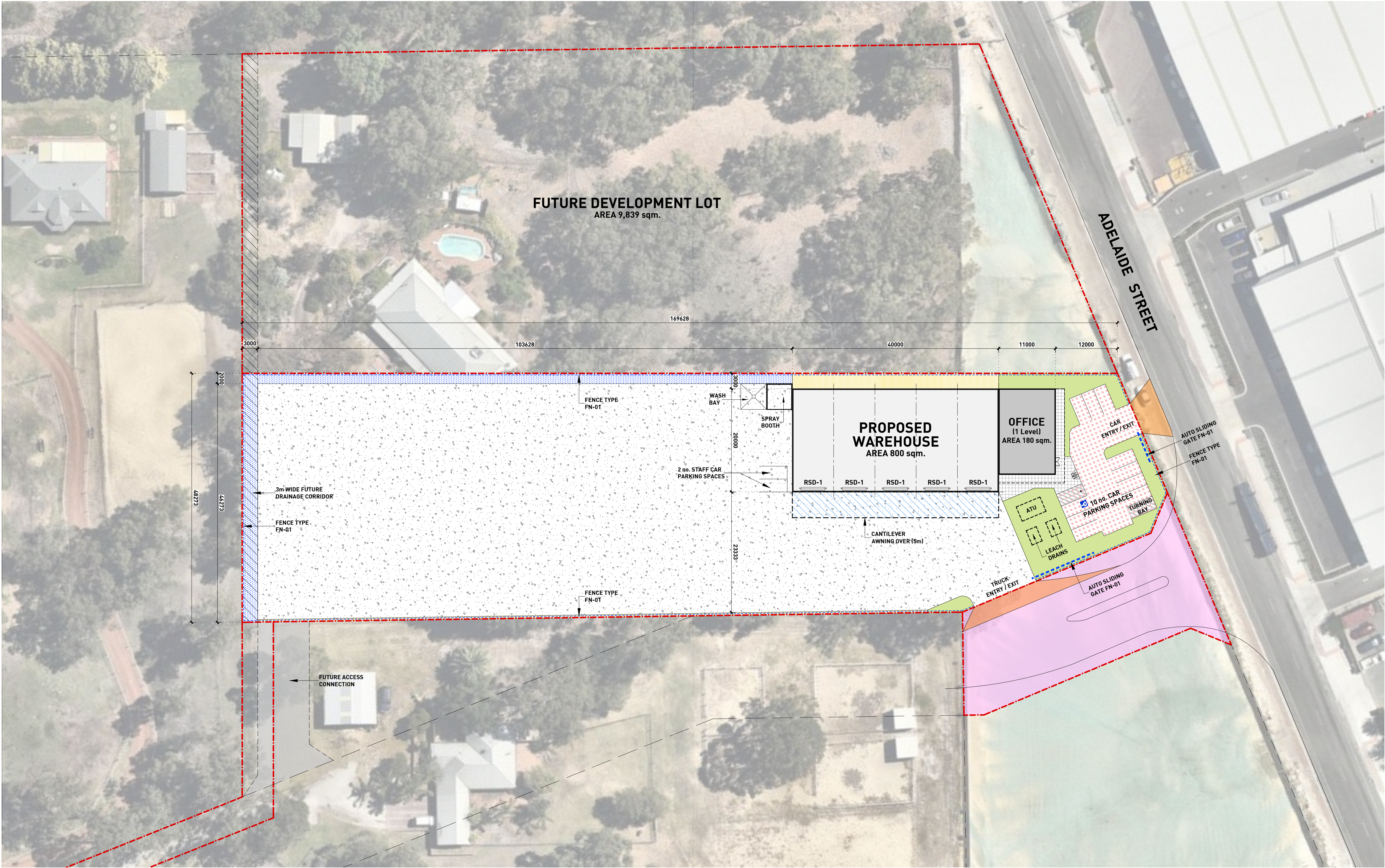
PROJECT	LOT 14 HATCH COURT, HAZELMERE
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TITLE	PROPOSED SUBDIVISION BULK EARTHWORKS LEVELS
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DRAWING NUMBER 2471-SK-027

SCALE	A1
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DEVELOPMENT SUMMARY

PROPOSED SITE AREA	7,987 sqm. approx.
Proposed Warehouse Area	800 sqm.
Office Area (1 Level)	180 sqm.
TOTAL BUILDING AREA	980 sqm.
Total Heavy Duty Paving Area	5,640 sqm. approx.
Total Light Duty Paving Area	340 sqm. approx.
Total Aggregate Paving Area	180 sqm. approx.
Total Warehouse Awning Area	200 sqm. approx.
Total Car Parking Provided	12 spaces

- PROPOSED FUTURE ROAD RESERVE EXTENSION TO HATCH COURT (Alignment to be confirmed)
- PROPOSED LOT 2 LAND TO BE CONSIDERED FOR FUTURE ROAD RESERVE ACQUISITION (Subject to separate subdivision proposal)
- EXTENT OF HEAVY DUTY PAVING AREA (Recycled Asphalt)
- EXTENT OF LIGHT DUTY PAVING AREA
- EXTENT OF AGGREGATE PAVING AREA
- EXTENT OF DRAINAGE SWALE AREA
- EXTENT OF LANDSCAPE AREA
- EXTENT OF WAREHOUSE AWNING AREA

RSD-1 ROLLER SHUTTER DOOR 4.5mW x 4.5mH

LANDSCAPING
Landscaping to be in accordance with requirements of City of Kalamunda. Refer to Landscape Consultant's drawings and specifications for full details.

LIGHTING
External lighting must be designed, baffled and located so as to prevent any adverse effect on adjoining land to the satisfaction of the Responsible Authority. Building mounted flood lights to be provided within the car park area.

CAR PARKING
Car parking spaces to be 5400mm long x 2500mm wide (unless noted otherwise) and be in accordance with requirements of City of Kalamunda.

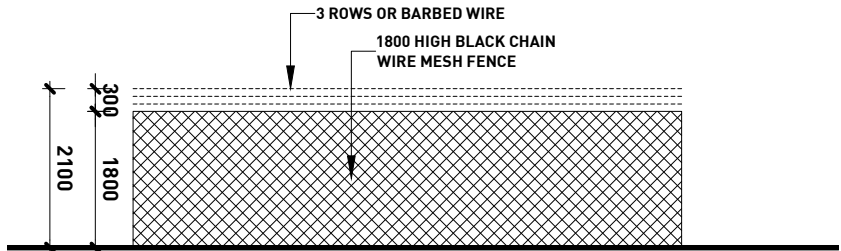
Disabled car parking spaces to be 5400mm long x 2500mm wide, with a shared vacant space of equal size to one side of the allocated disabled space in accordance with A.S. 2890.6 (2009).

All car parking bays to be line marked in 80mm wide white weatherproof paint in accordance with A.S. 2890.1 (2004).

VEHICLE CROSSINGS AND ACCESS
All new vehicle crossings shall be to the requirements of the relevant Statutory Authority.

PLANT & EQUIPMENT
All external plant and equipment to be screened or positioned to prevent unreasonable visual impact.

DISABILITY ACCESS
All building entrances are to be in accordance with A.S. 1428.1 (2009).



FENCE TYPE FN-01
TYPICAL BOUNDARY FENCE & GATE ELEVATION
SCALE 1:100

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PROPOSED DEVELOPMENT
Proposed Lot 2 at Lot 14 Hatch Court & Lot 1499 Stirling Crescent,
High Wycombe, WA

SITE PLAN

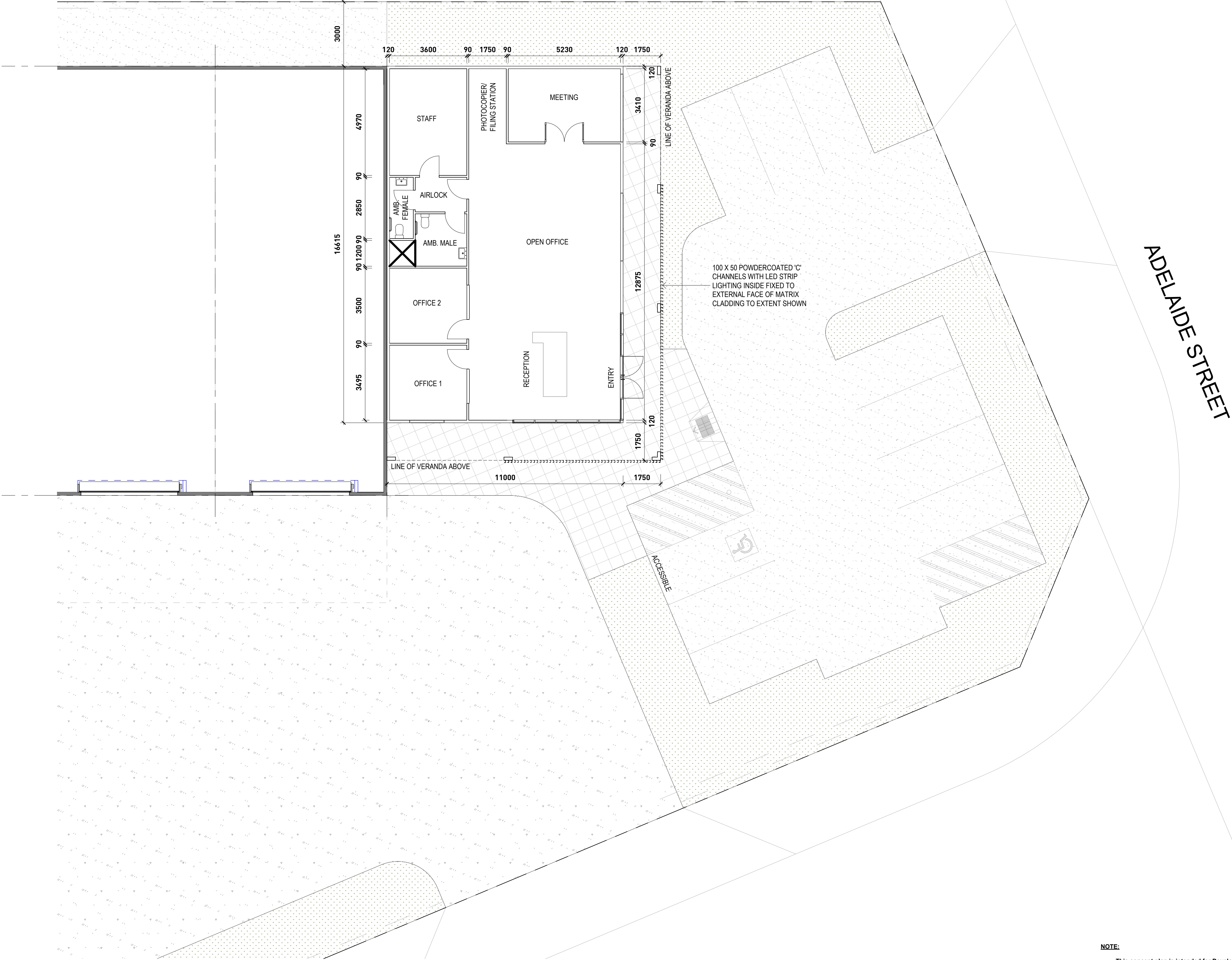
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DRAWING NUMBER:
2411-430-DA-011

REVISION:
F

DATE: 01.07.2025
SCALE: 1:400 @ A1 / 1:800 @ A3

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SCALE BAR @ A1



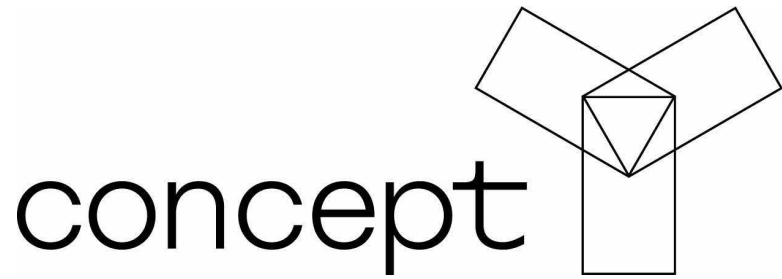


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Suite 307
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Melbourne VIC 3000

t: (03) 9978 9888
e: architect@concepty.com.au

PROPOSED DEVELOPMENT

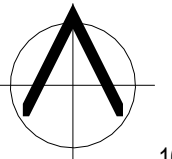
Proposed Lot 2 at Lot 14 Hatch Court & Lot 1499 Stirling Crescent,
High Wycombe WA

OFFICE PLAN

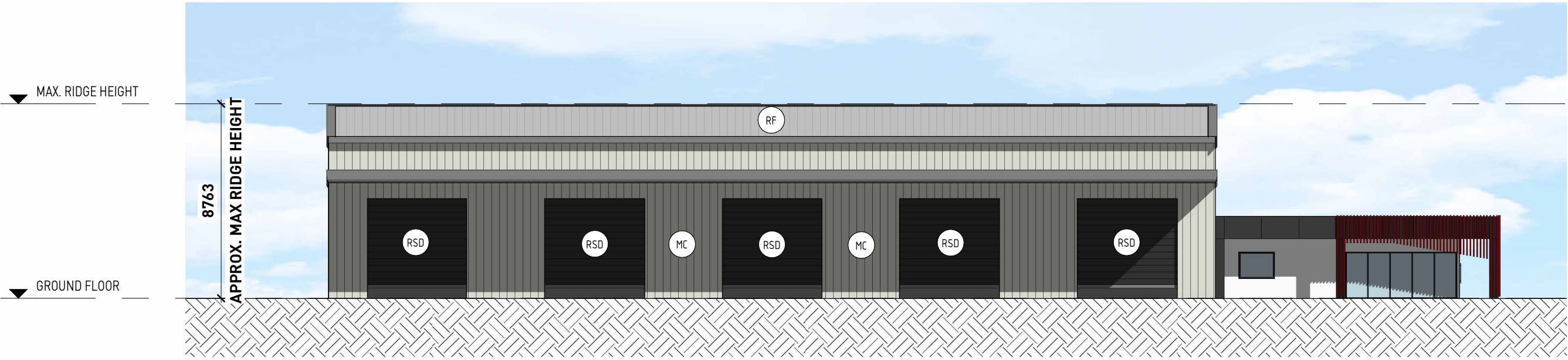
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DEVELOPMENT APPLICATION
DRAWING NUMBER:
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REVISION:
A

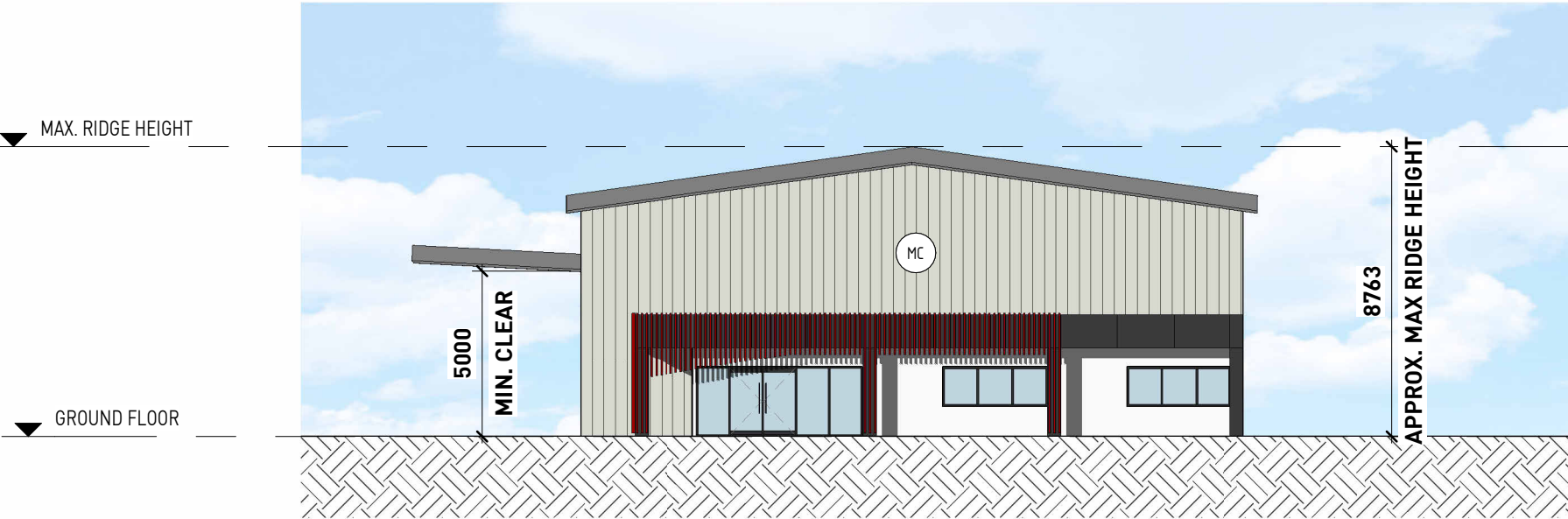
DATE: 17/06/2025
SCALE: 1:100 @ A1 / 1:200 @ A3
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SCALE BAR @ A1



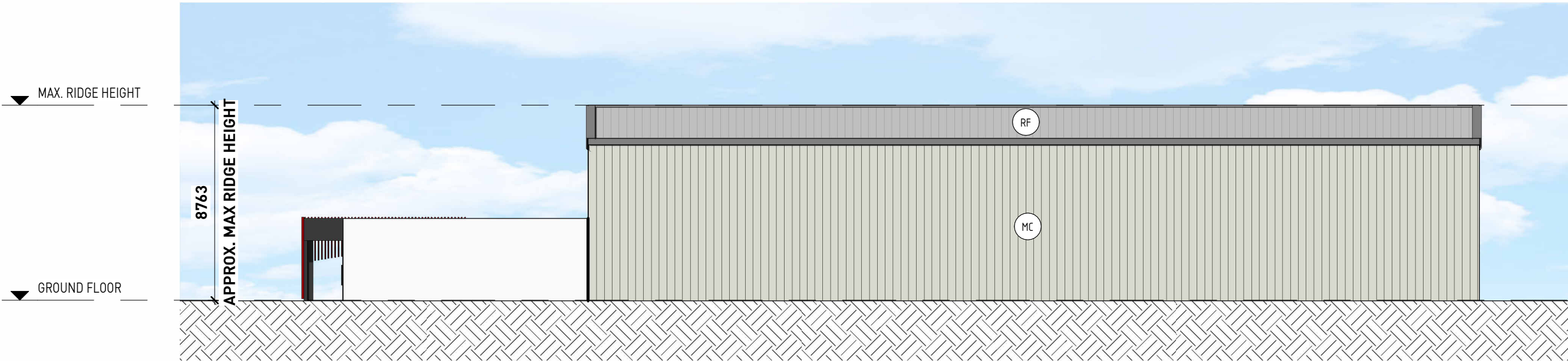
MATERIAL AND COLOUR SCHEDULE			
Material: Code	ITEM/ LOCATION	MATERIAL DESCRIPTION	FINISHES
MC	WALL CLADDING (VERTICAL)	WAREHOUSE METAL WALL CLADDING IN COLORBOND 'SURFMIST' FINISH OR EQUIVALENT	
RF	ROOF SHEETING	WAREHOUSE METAL ROOF SHEETING IN 'SURFMIST' FINISH OR EQUIVALENT	
RSD	ROLLER SHUTTER DOOR	4500 X 4500 METAL ROLLER SHUTTER DOOR IN POWDERCOAT FINISH TO MATCH COLORBOND 'MONUMENT'	



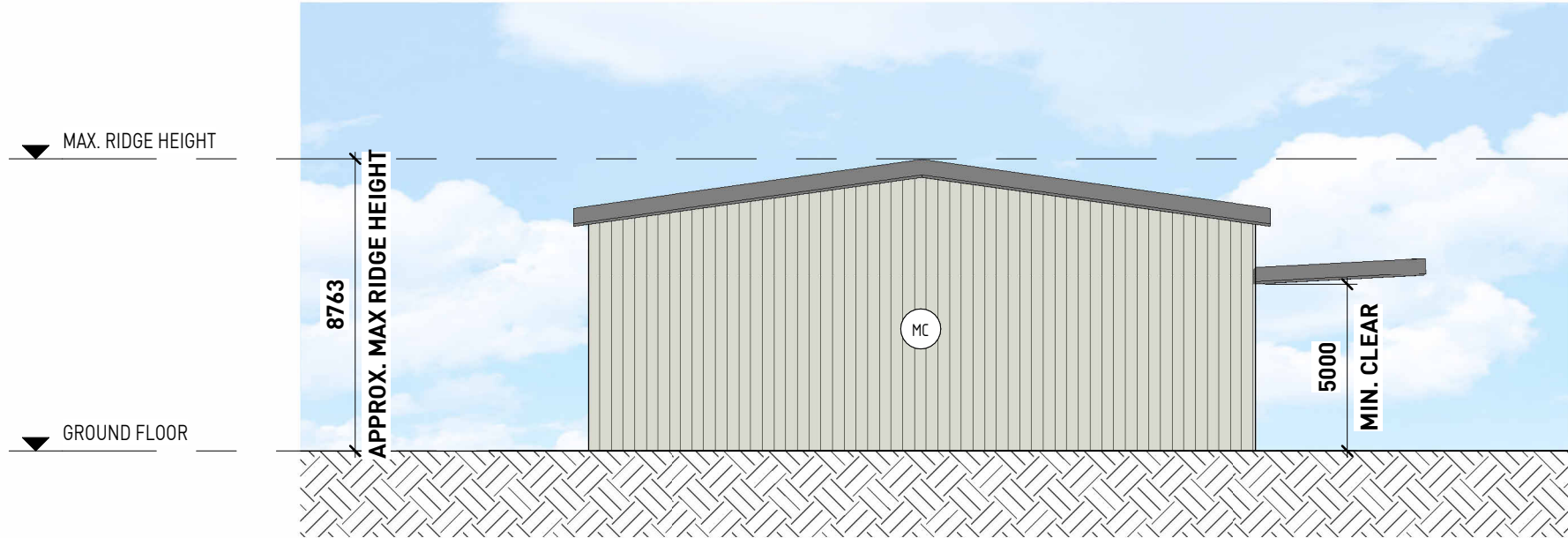
1 WAREHOUSE SOUTH ELEVATION
1 : 200



2 WAREHOUSE EAST ELEVATION
1 : 200



3 WAREHOUSE NORTH ELEVATION
1 : 200



4 WAREHOUSE WEST ELEVATION
1 : 200



5 PERSPECTIVE

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PROPOSED LOT 2 AT LOT 14 HATCH COURT &
LOT 1499 STIRLING CRESCENT, HIGH
WYCOMBE WA

Sheet Number	Sheet Name	Current Revision	Current Revision Date
2411-430-DA-000	COVER PAGE	A	17/06/2025
2411-430-DA-010	LOCALITY PLAN	B	17/06/2025
2411-430-DA-011	SITE PLAN	C	17/06/2025
2411-430-DA-030	WAREHOUSE ROOF PLAN	A	17/06/2025
2411-430-DA-100	OFFICE PLAN	A	17/06/2025
2411-430-DA-200	WAREHOUSE ELEVATIONS	A	17/06/2025
2411-430-DA-201	OFFICE ELEVATIONS	A	17/06/2025

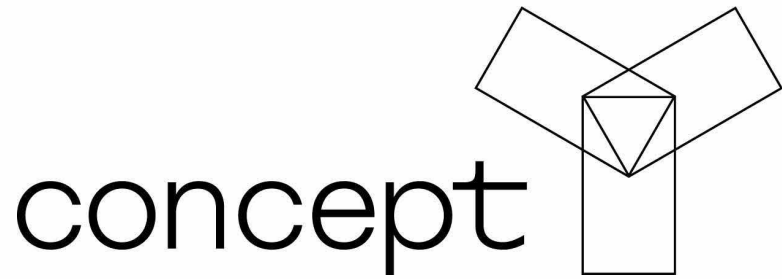


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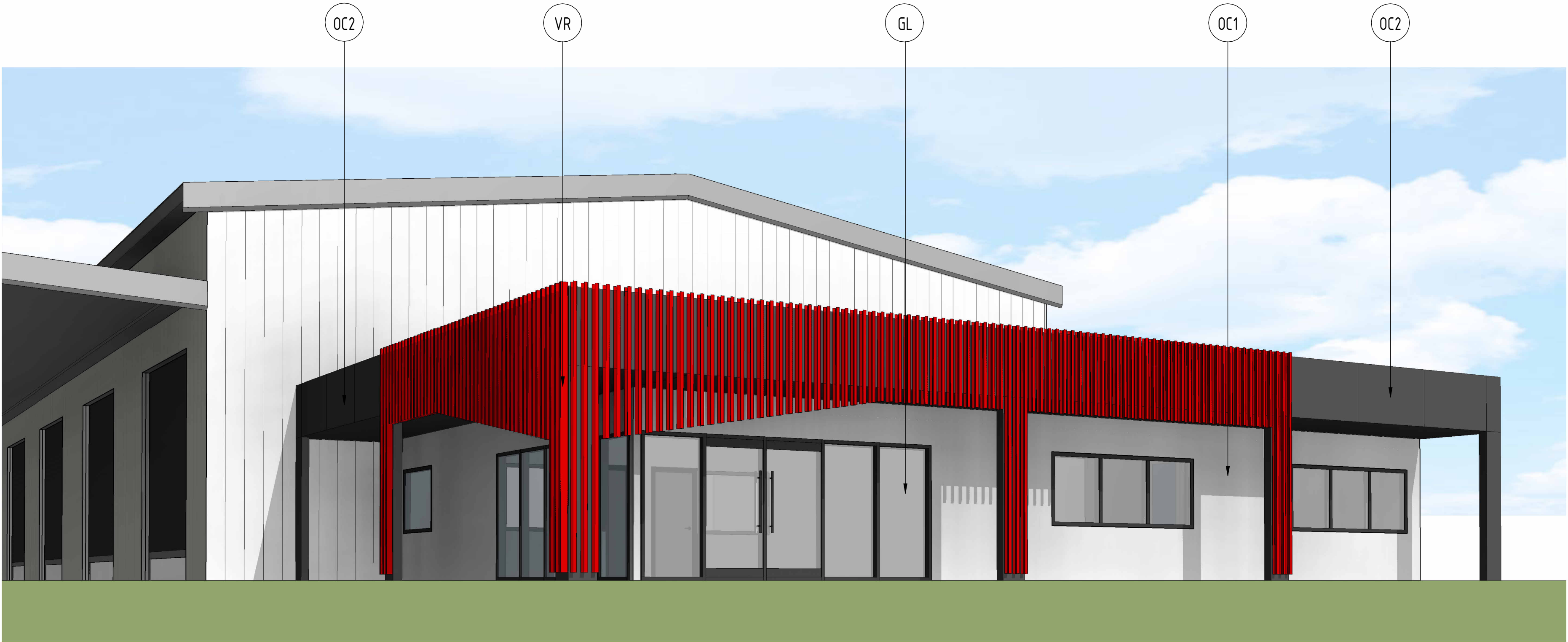
PROPOSED DEVELOPMENT
Proposed Lot 2 at Lot 14 Hatch Court & Lot 1499 Stirling Crescent,
High Wycombe WA

COVER PAGE

DRAWING TYPE:
DEVELOPMENT APPLICATION
DRAWING NUMBER:
2411-430-DA-000

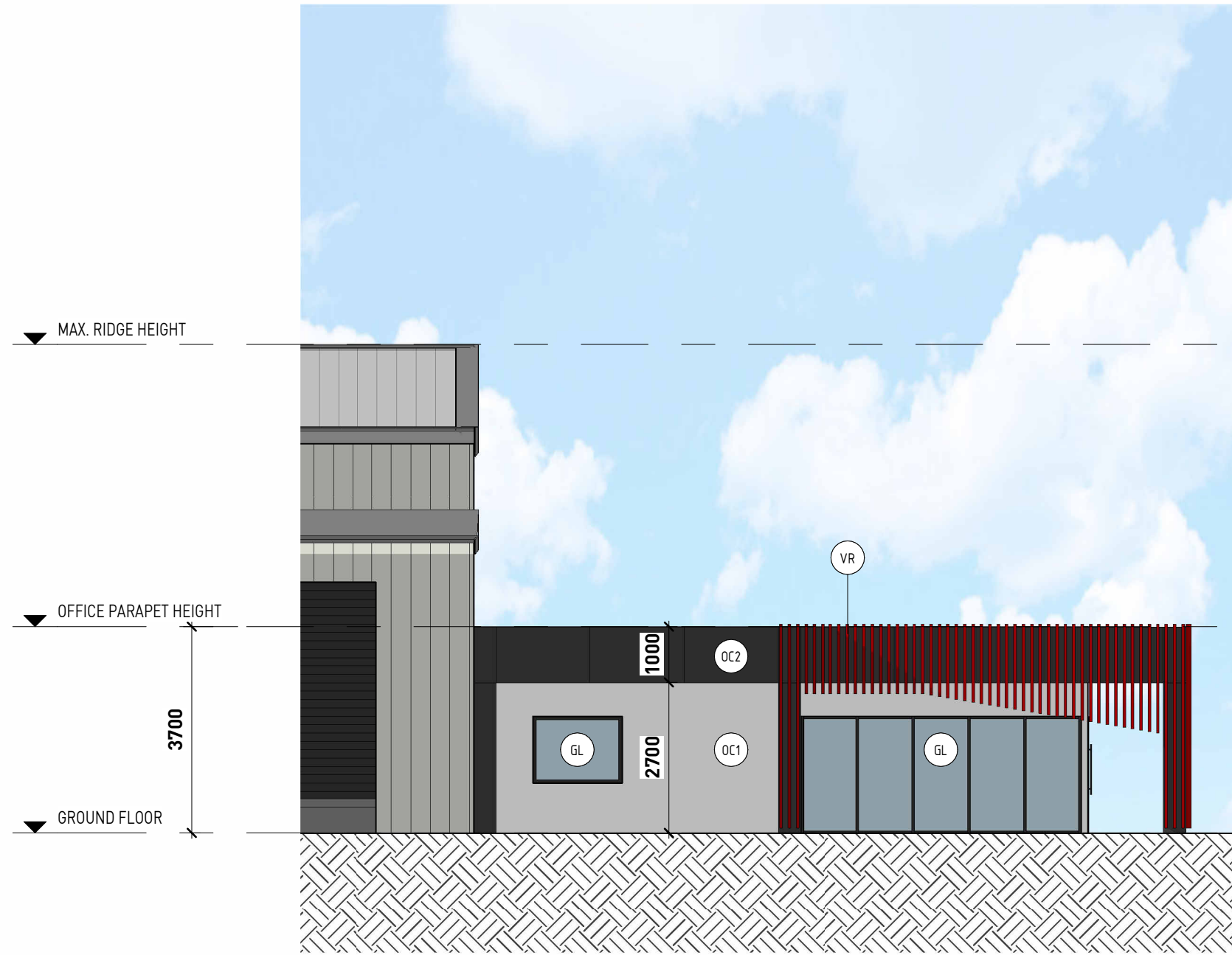
REVISION:
A

DATE: 17/06/2025
SCALE: -
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SCALE BAR @ A1



1 OFFICE PERSPECTIVE

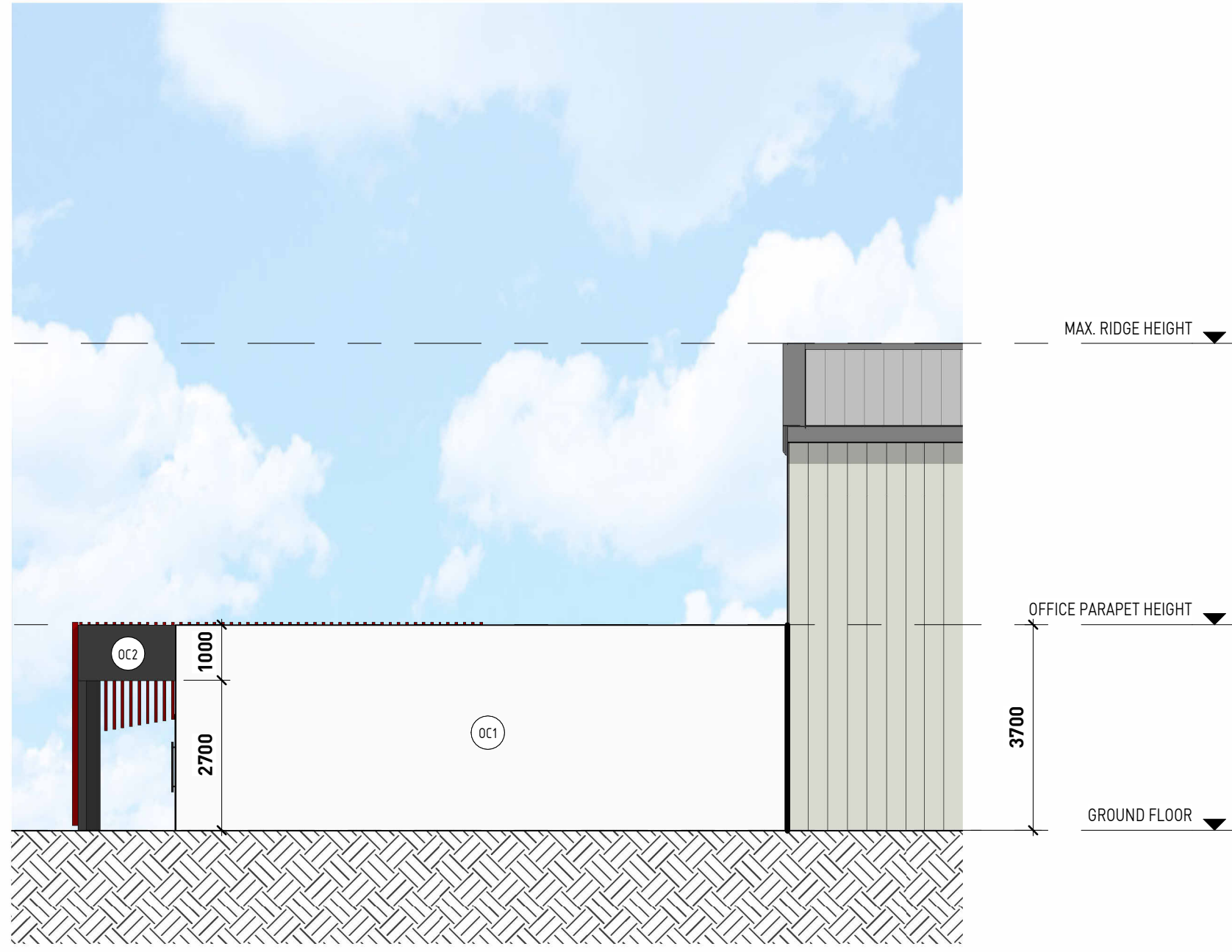
OFFICE MATERIAL AND COLOUR SCHEDULE			
Material: Code	ITEM/ LOCATION	MATERIAL DESCRIPTION	FINISHES
GL	GLAZING PANELS	ALUMINUM FRAMED OFFICE GLAZING SUITE IN BLACK POWDERCOAT FINISH	
OC1	OFFICE CLADDING	JAMES HARDIE MATRIX CLADDING IN WHITE FINISH OR SIMILAR. NON-COMBUSTIBLE AND SUITABLE FOR EXTERNAL USE	
OC2	OFFICE CLADDING	JAMES HARDIE MATRIX CLADDING IN DARK GREY FINISH OR SIMILAR. NON-COMBUSTIBLE AND SUITABLE FOR EXTERNAL USE	
VR	VERANDA	100 X 50 POWDERCOATED 'C' CHANNELS IN RED FINISH OR SIMILAR. LED STRIP LIGHTING INSIDE FIXED TO EXTERNAL FACE OF MATRIX CLADDING TO EXTENT SHOWN.	



2 OFFICE SOUTH ELEVATION
1 : 100



3 OFFICE EAST ELEVATION
1 : 100



4 OFFICE NORTH ELEVATION
1 : 100

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