

PROPOSED DEVELOPMENT

50 WILLIAM STREET, BECKENHAM, WA

TOWN PLANNING APPLICATION

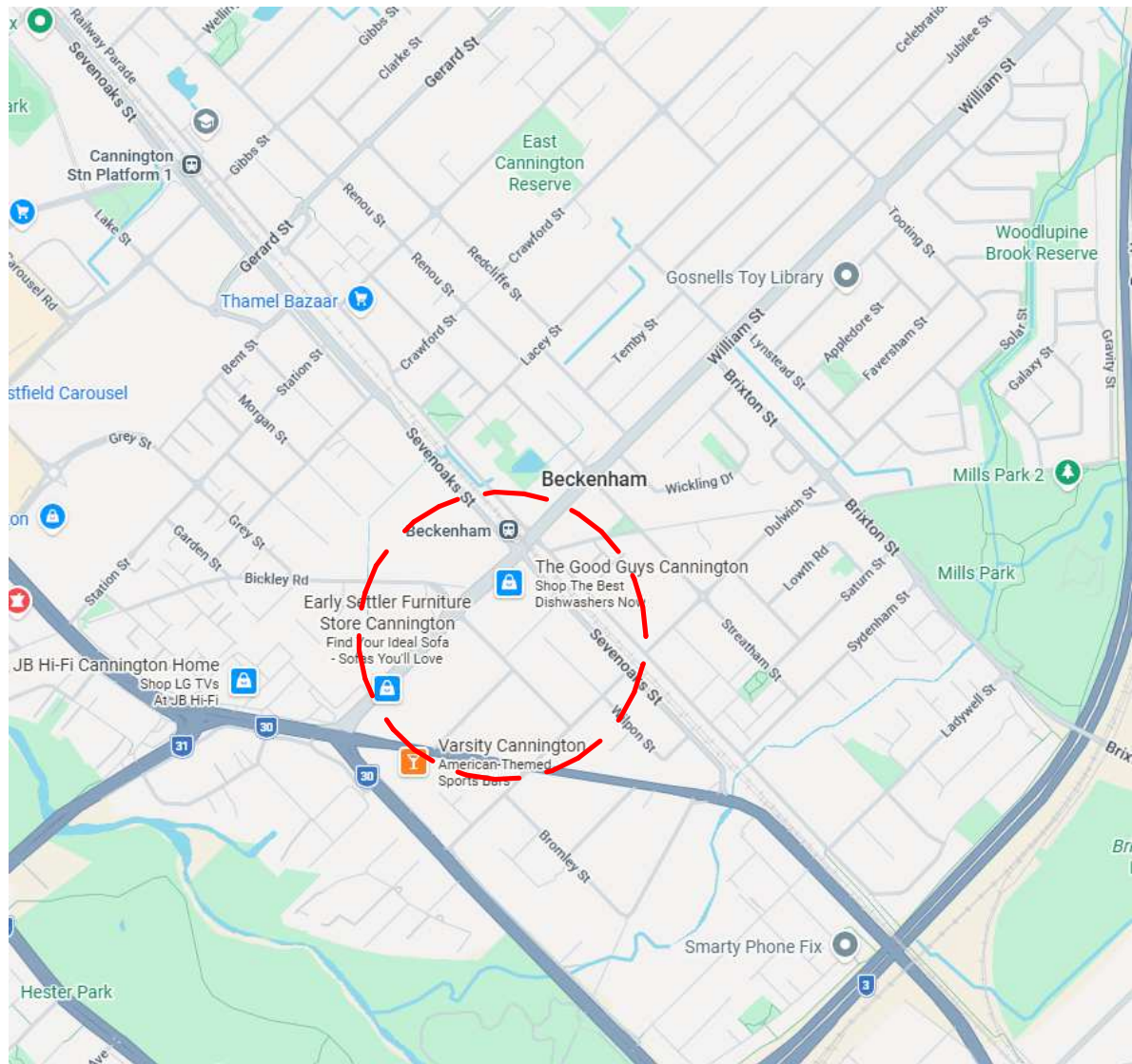
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ISSUE	AMENDMENT	DATE	CHK'D
A	TOWN PLANNING	05.08.26	SJE
B	TOWN PLANNING	23.09.26	SJE



TOWN PLANNING - DRAWING LIST		
SHEET NUMBER	SHEET NAME	REV.
DA001	COVER SHEET	B
DA010	SITE ANALYSIS PLAN	B
DA015	EXISTING CONDITIONS PLAN	B
DA016	DEMOLITION SITE PLAN	B
DA020	PROPOSED SITE PLAN	B
DA101	FLOOR PLAN	B
DA111	ROOF PLAN	B
DA151	ELEVATIONS	B
DA161	PROPOSED SECTIONS	B
DA162	PROPOSED STREETSCAPE SECTIONS	B
DA171	SIGNAGE DETAILS - SHEET 1	B
DA172	SIGNAGE DETAILS - SHEET 2	B
DA173	SIGNAGE DETAILS - SHEET 3	B
DA301	PROPOSED ARTIST IMPRESSIONS - SHEET 1	B
DA302	PROPOSED ARTIST IMPRESSIONS - SHEET 2	B



LOCALITY PLAN

IMAGE SOURCE: GOOGLE





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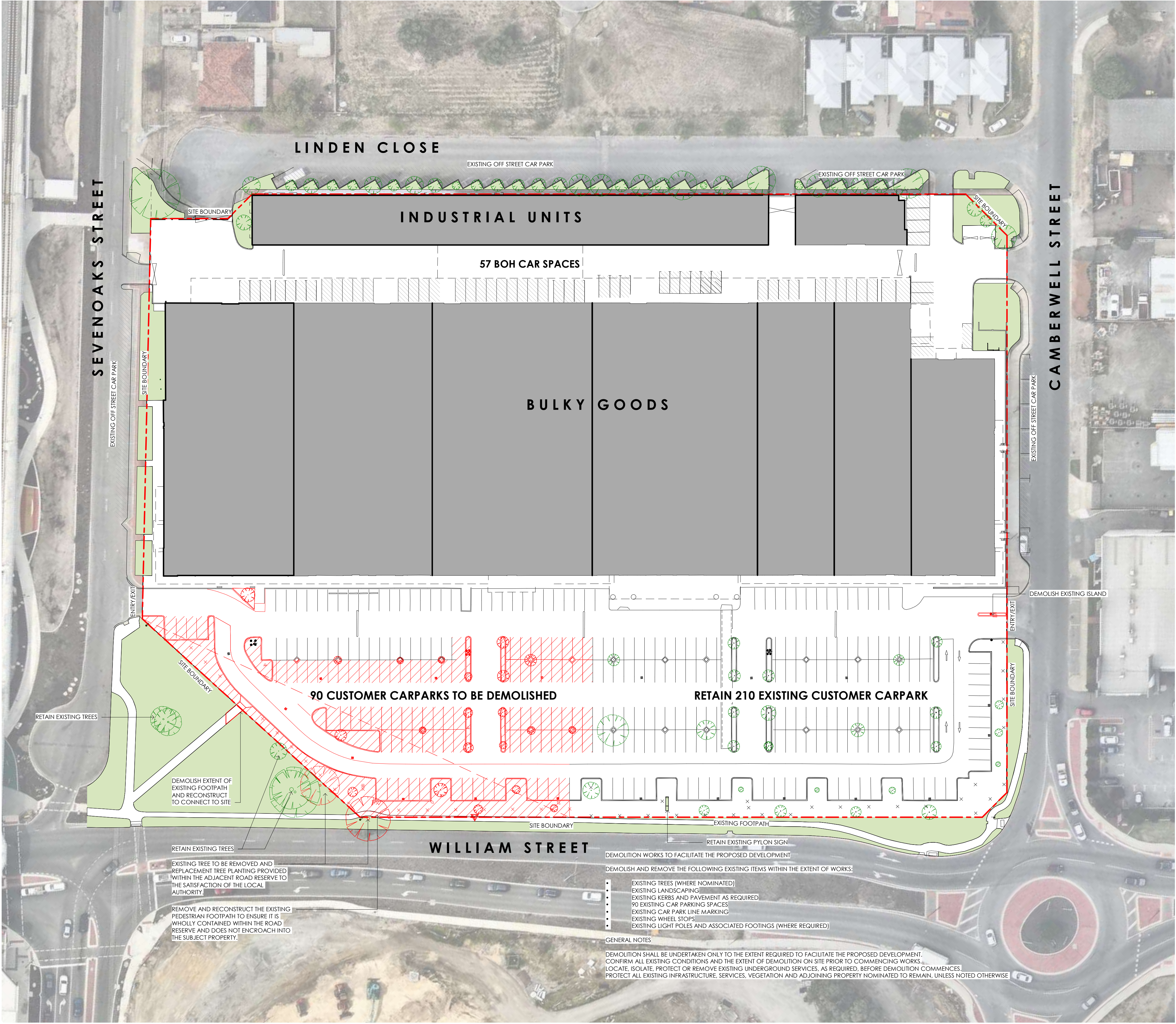
DEVELOPMENT ANALYSIS TABLE	
SITE AREA	
NAME	AREA
TOTAL	29,970 M ²
AREA SCHEDULE (GROSS LETTABLE AREA)	
EXISTING BULKY GOODS UNITS 1-6	12,825 M ²
EX. MEZZANINE UNITS 3 - 4	405 M ²
EX. DECOMMISSIONED OFFICE UNITS 8-12	700 M ²
EX. OFFICE UNITS 13 -17	700 M ²
EX. INDUSTRIAL UNITS 18 - 19	1,815 M ²
EX. INDUSTRIAL UNITS FIRST FLOOR - UNIT 18	100 M ²
PARKING SCHEDULE	
EXISTING CAR SPACES	357

NOTE:
ALL AREAS ARE APPROXIMATELY CALCULATED AS GROSS LEASABLE AREA (GLA) PER METHOD OF MEASUREMENT BY PROPERTY COUNCIL OF AUSTRALIA.

DESCRIPTION
GLA
GROSS LETTABLE AREA IS DETERMINED BY INCLUDING EVERYTHING WITHIN THE EXTERNAL BUILDING WALLS. IT IS CALCULATED AT EACH FLOOR LEVEL MEASURING FROM THE OUTSIDE FACE OF THE STRUCTURAL WALLS OF THE BUILDING ALIGNMENT AND THE CENTRE OF THE INTER-TENANCY WALLS OR COMMON AREAS.

NLA
THE NET LETTABLE AREA OF A BUILDING IS THE SUM OF ITS WHOLE FLOOR AREA, TAKING MEASUREMENTS FROM THE INTERNAL FINISH SURFACES OF PERMANENT INTERNAL WALLS AND THE INTERNAL FINISHED SURFACES OF DOMINANT PORTIONS OF THE PERMANENT OUTER BUILDING WALLS.

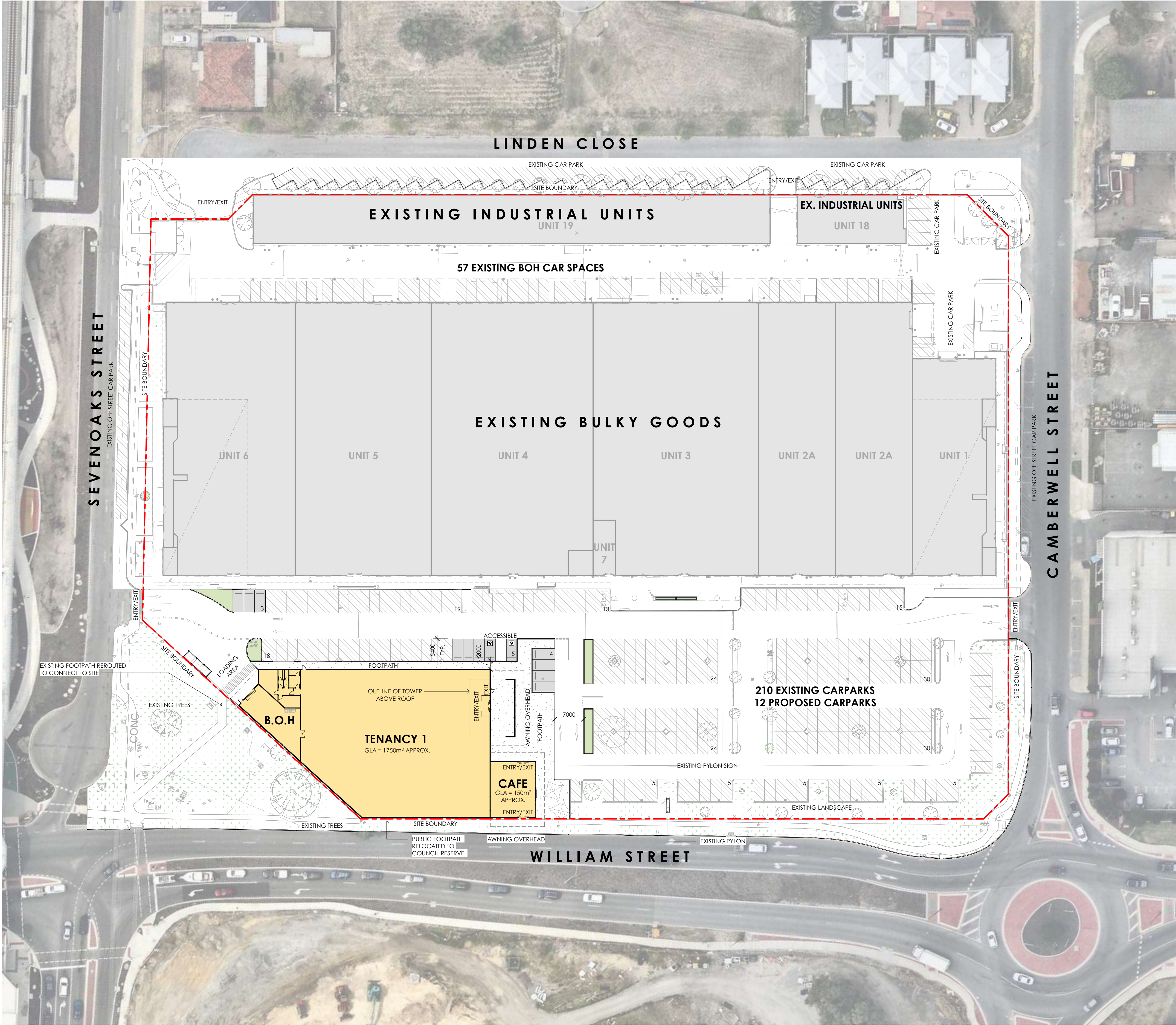
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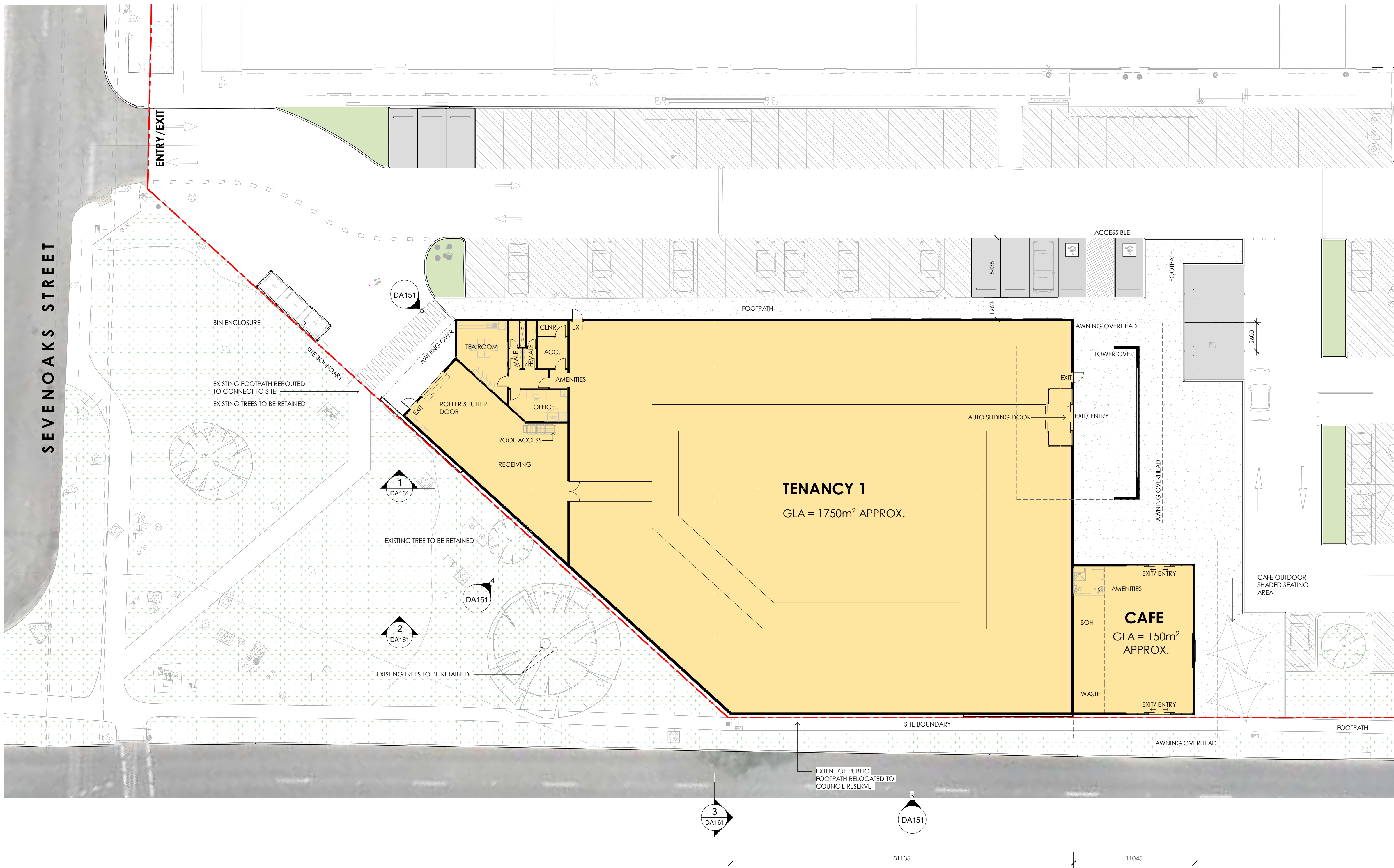
DEMOLITION SITE PLAN



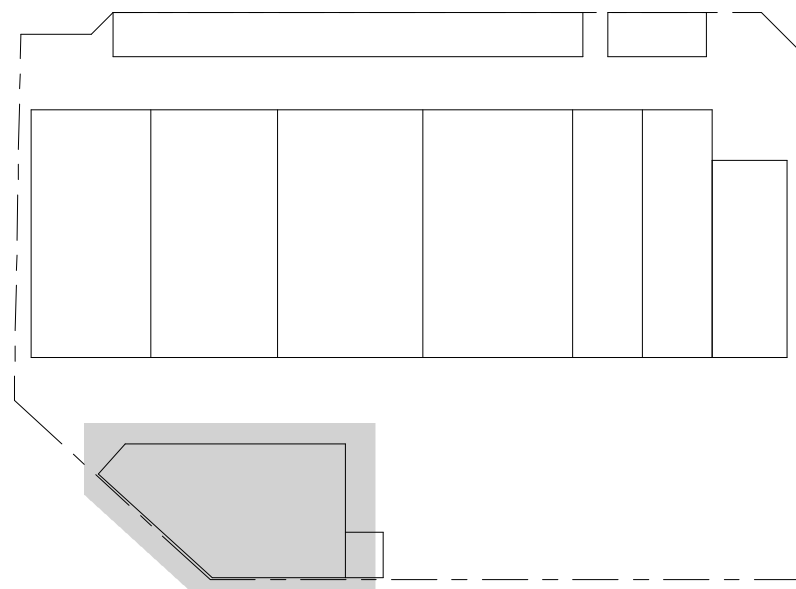
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DEVELOPMENT ANALYSIS TABLE	
SITE AREA	
NAME	AREA
TOTAL	29,970 M ²
AREA SCHEDULE (GROSS LETTABLE AREA)	
PROPOSED TENANCY 1	1,750 M ²
PROPOSED CAFE	150 M ²
TOTAL	1,900 M ²
PARKING SCHEDULE	
PROPOSED CAR SPACES	10
PROPOSED ACCESSIBLE CAR SPACES	2
EXISTING CAR SPACES BOH	57
EXISTING CAR SPACES CUSTOMER	210
STREET PARKING APPROX	43
TOTAL	322
NOTE: ALL AREAS ARE APPROXIMATELY CALCULATED AS GROSS LEASABLE (GLA) PER METHOD OF MEASUREMENT BY PROPERTY COUNCIL OF AUSTRALIA.	
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LEGEND	
	PROPERTY BOUNDARIES
	EASEMENTS
	PROPOSED TENANCY
	PROPOSED LANDSCAPING
	EXISTING LANDSCAPING
	EXISTING CARSPACES
	PROPOSED CARSPACES
	PROPOSED FOOTPATH
	PEDESTRIAN CROSSING
	EXISTING TREES TO BE RETAINED

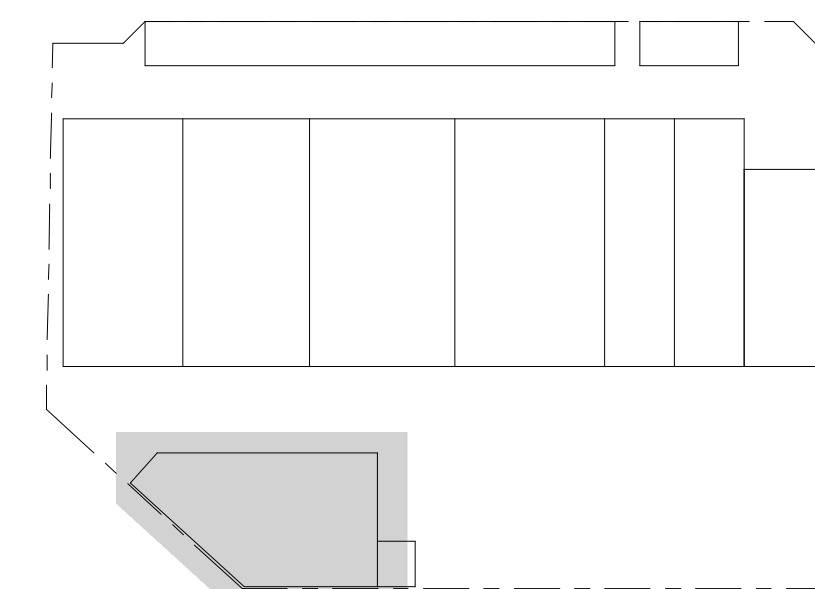
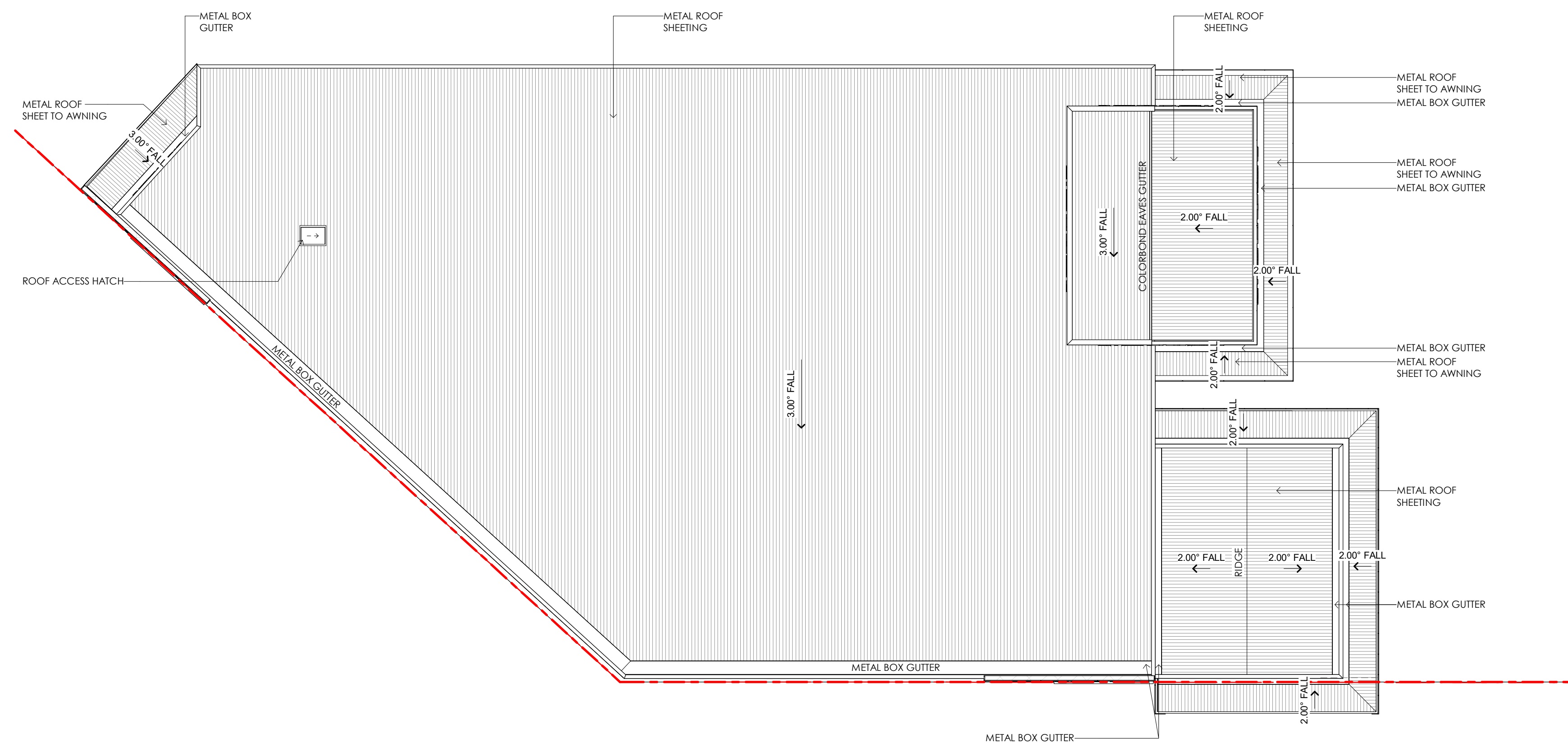


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	PROPERTY BOUNDARIES
	EASEMENTS
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	EXISTING CARSPACES
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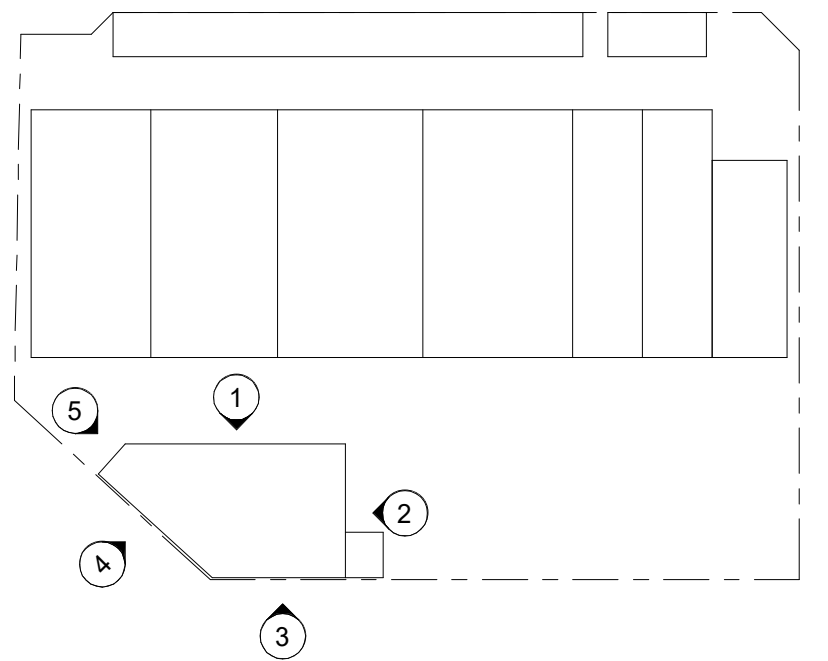
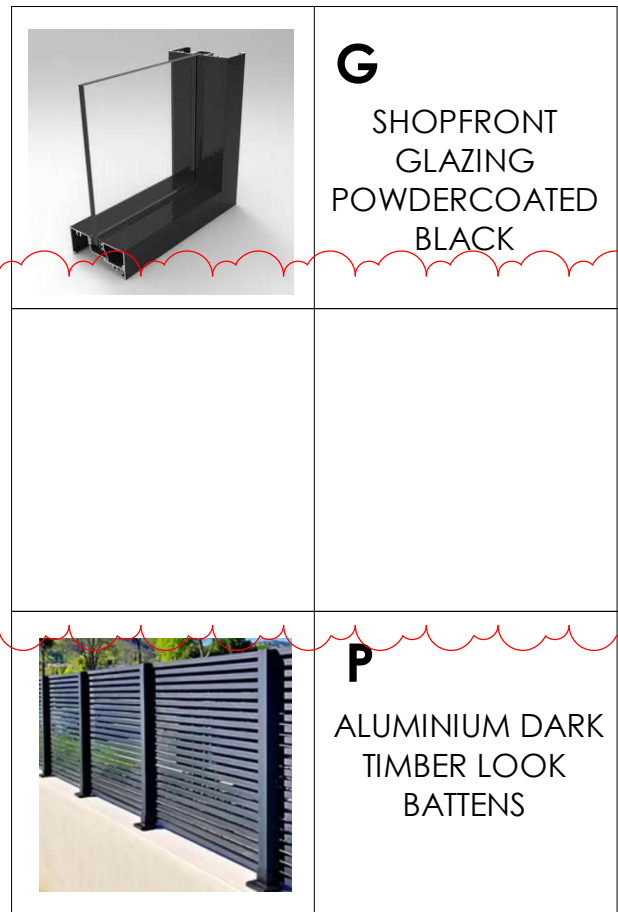
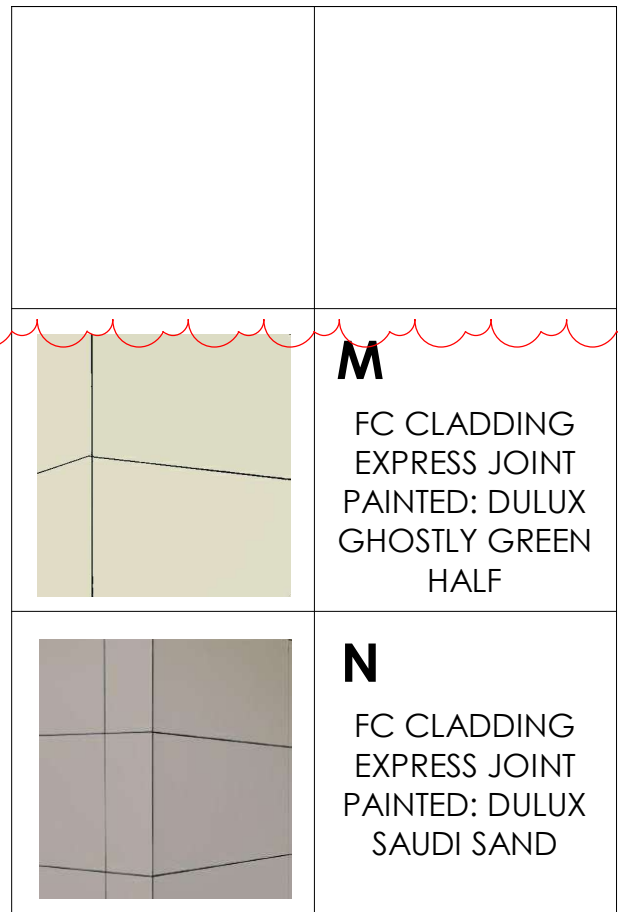
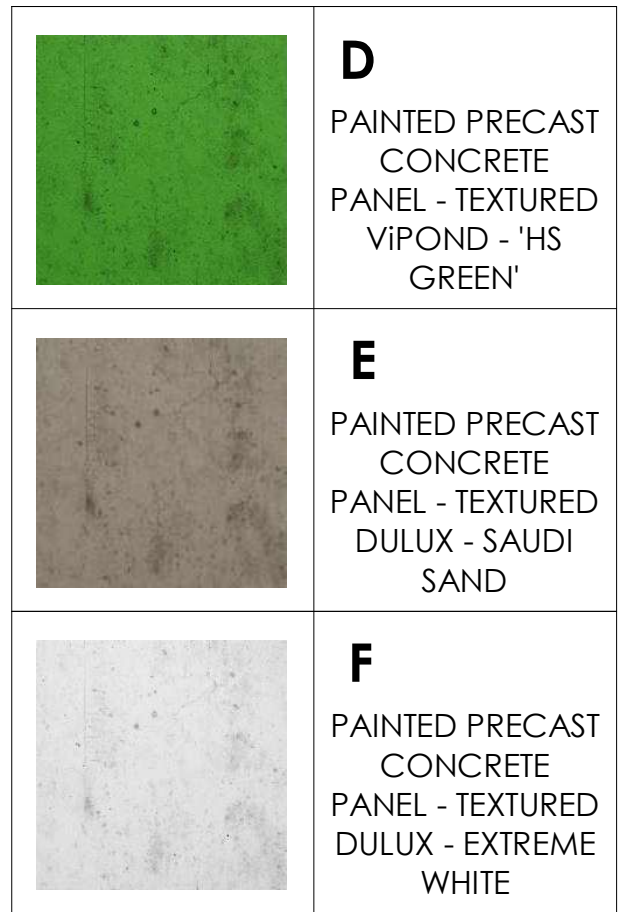
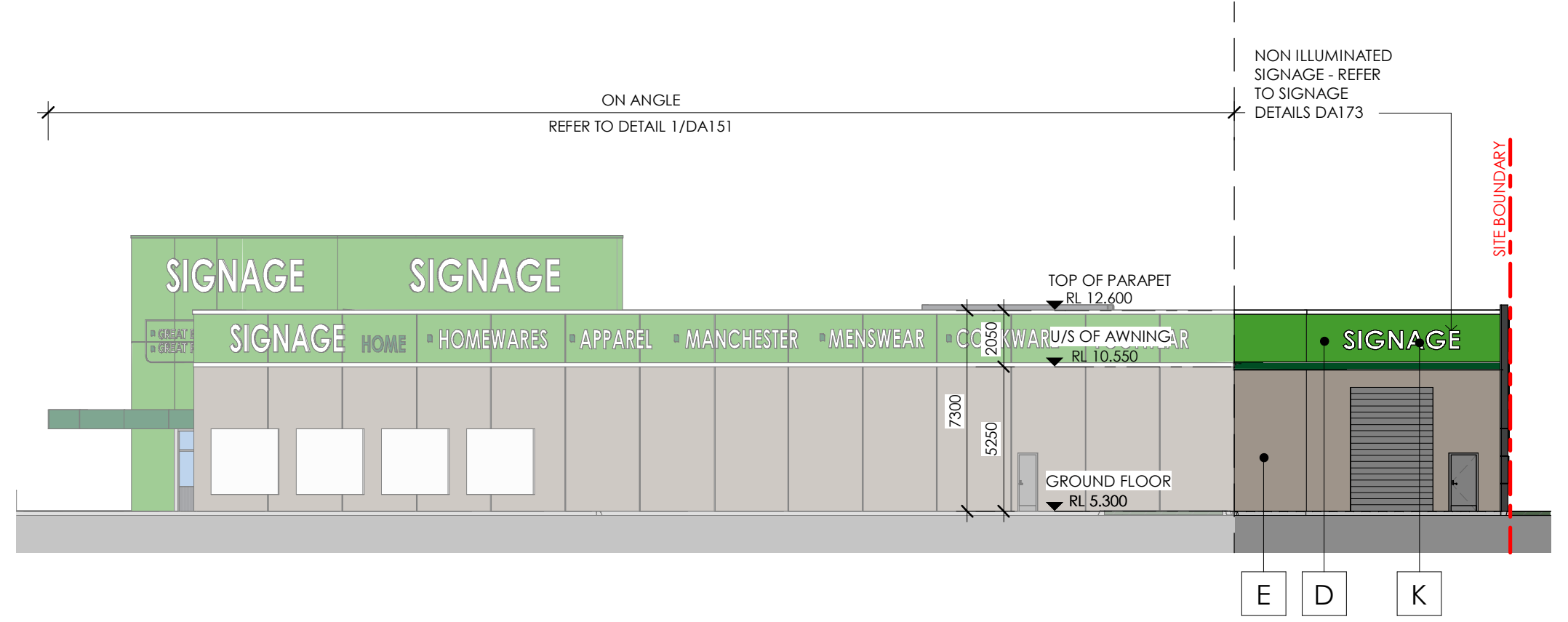
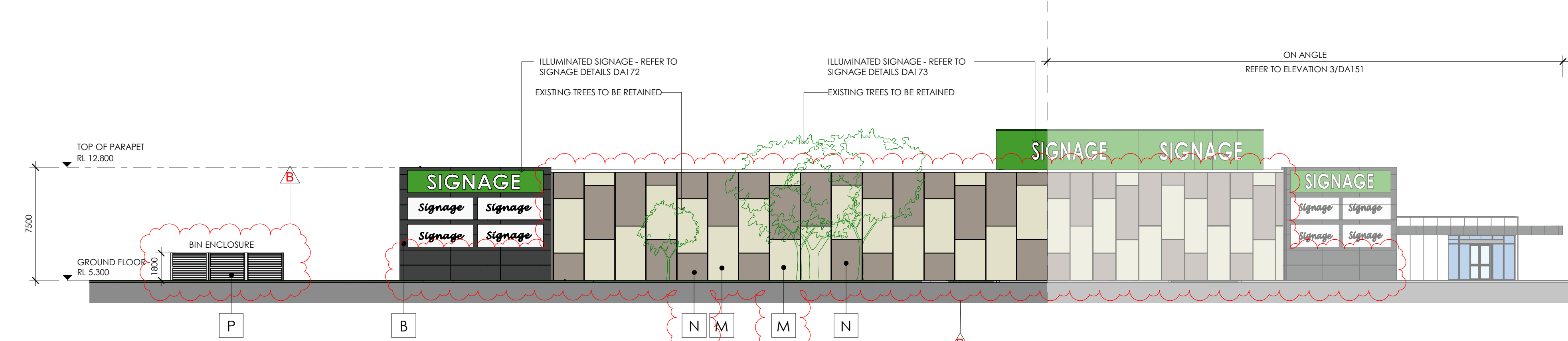
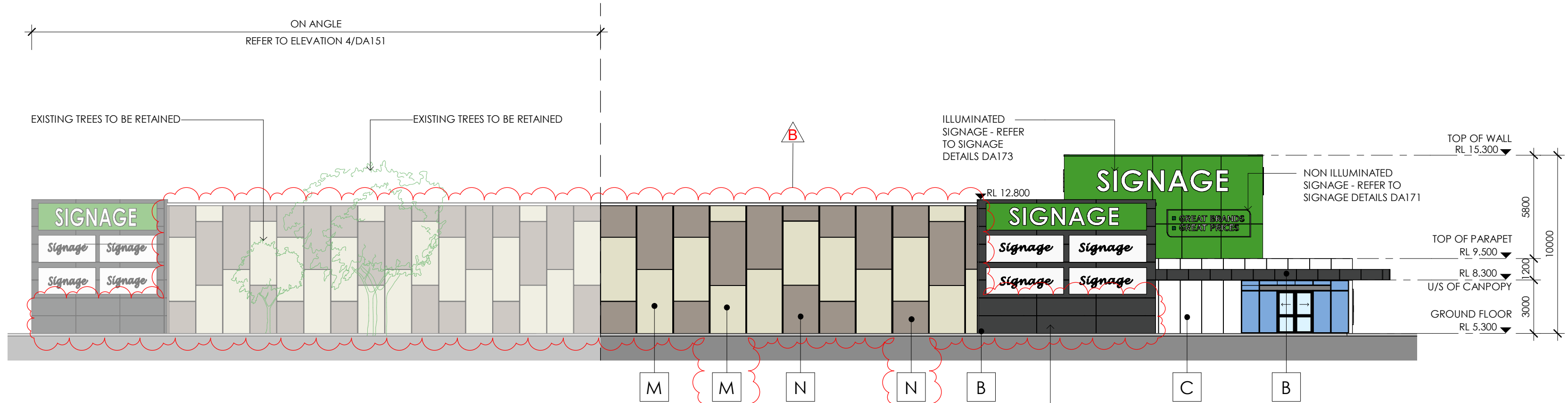
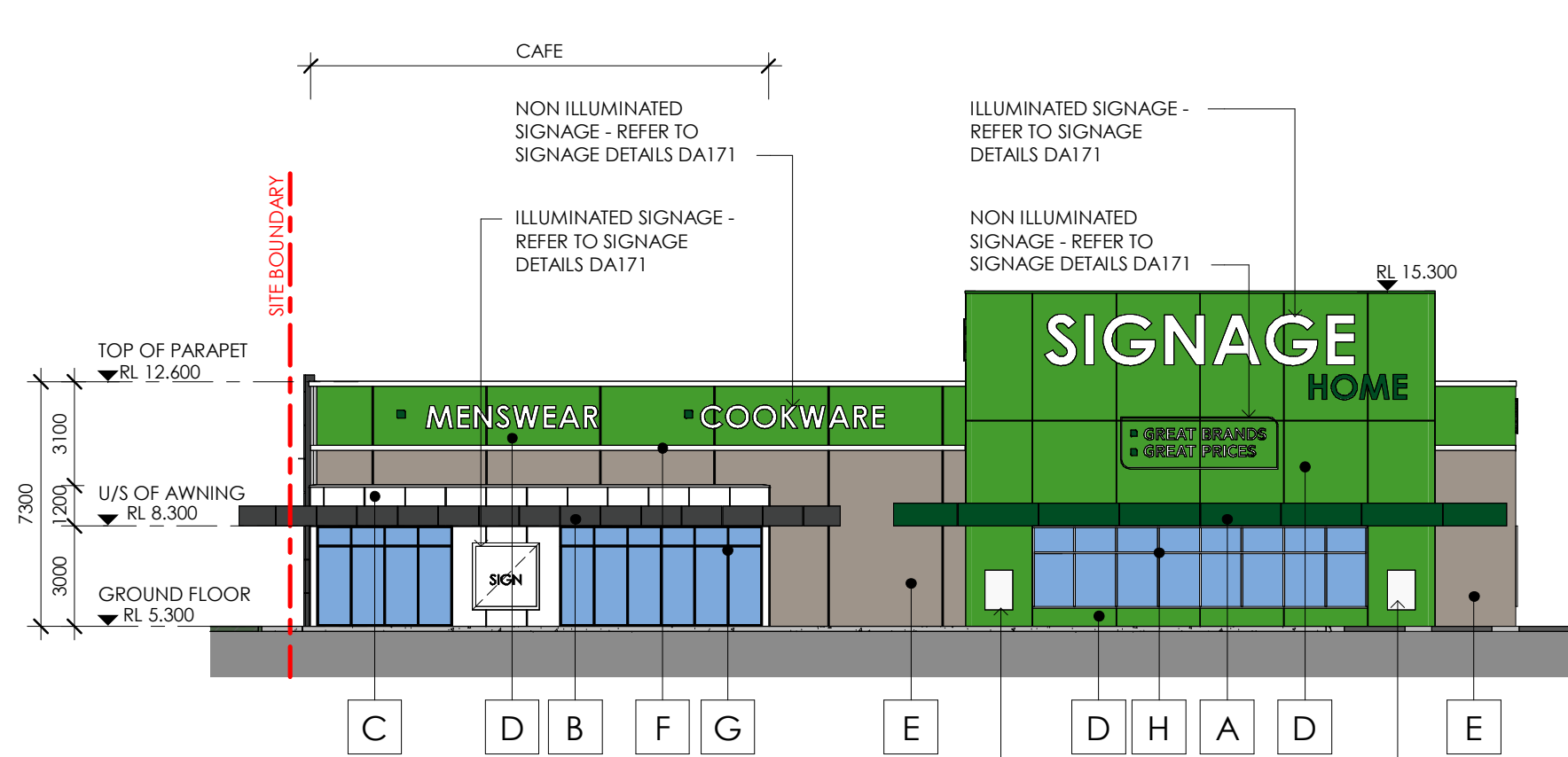
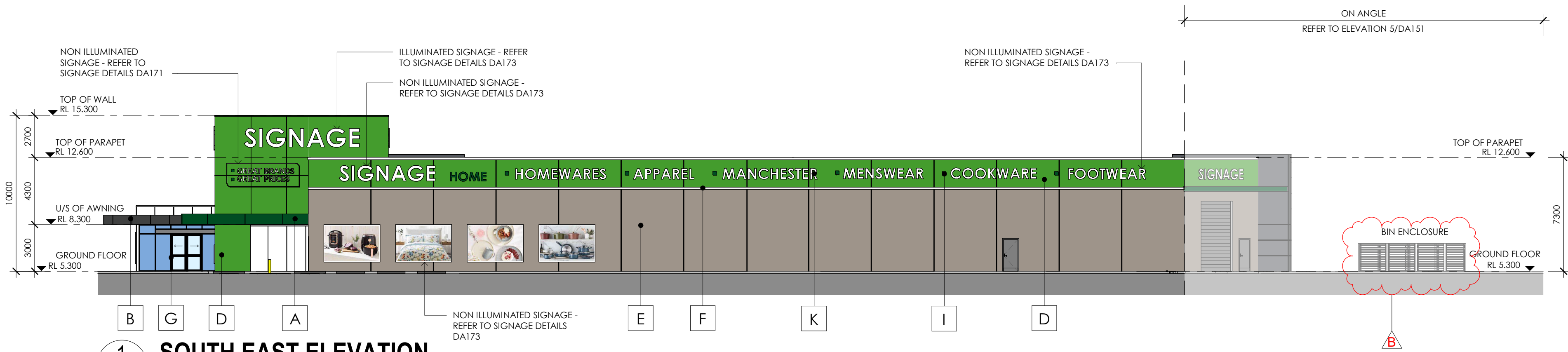




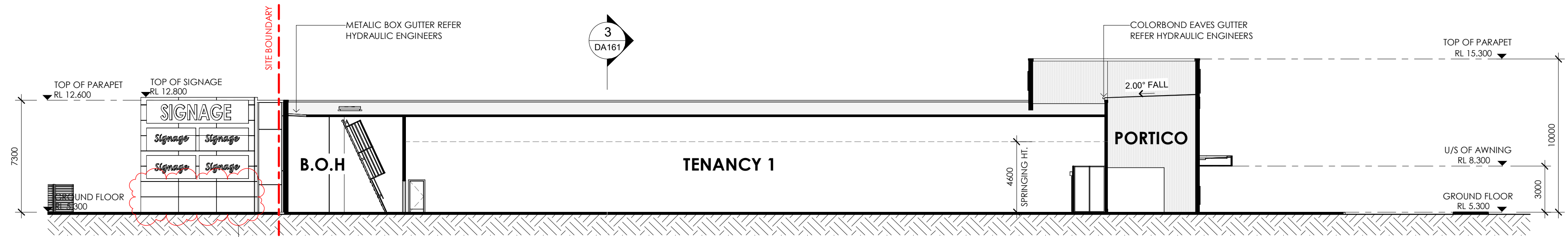
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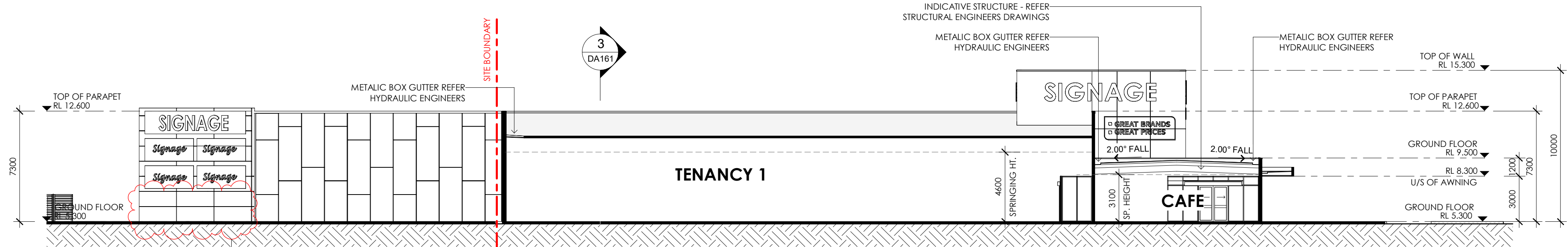
LEFFLER SIMES ARCHITECTS



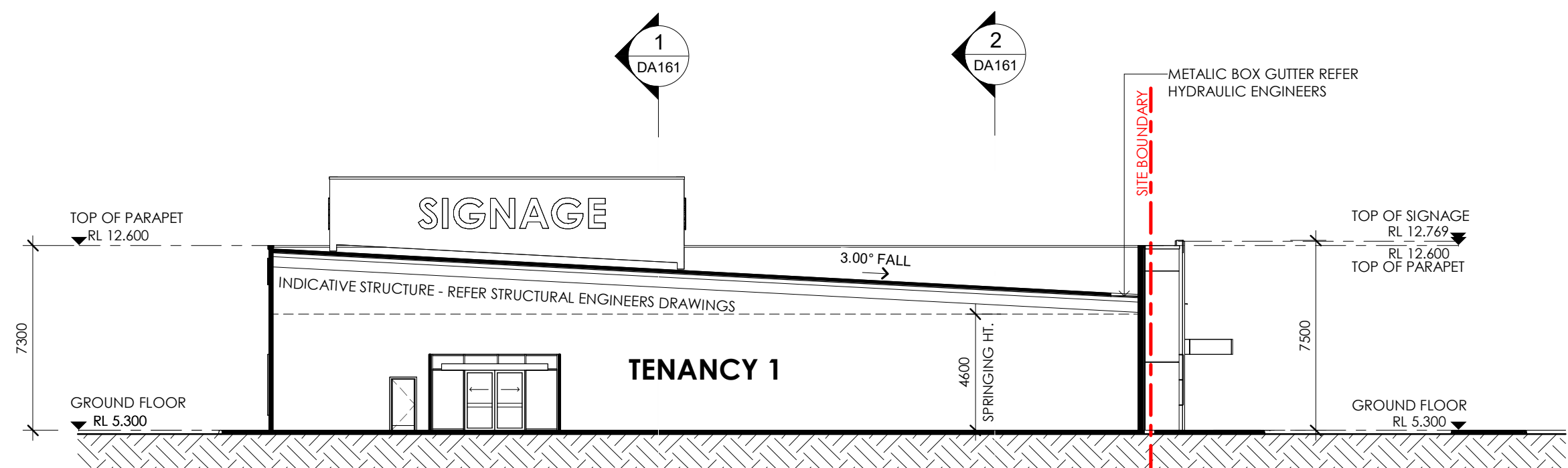
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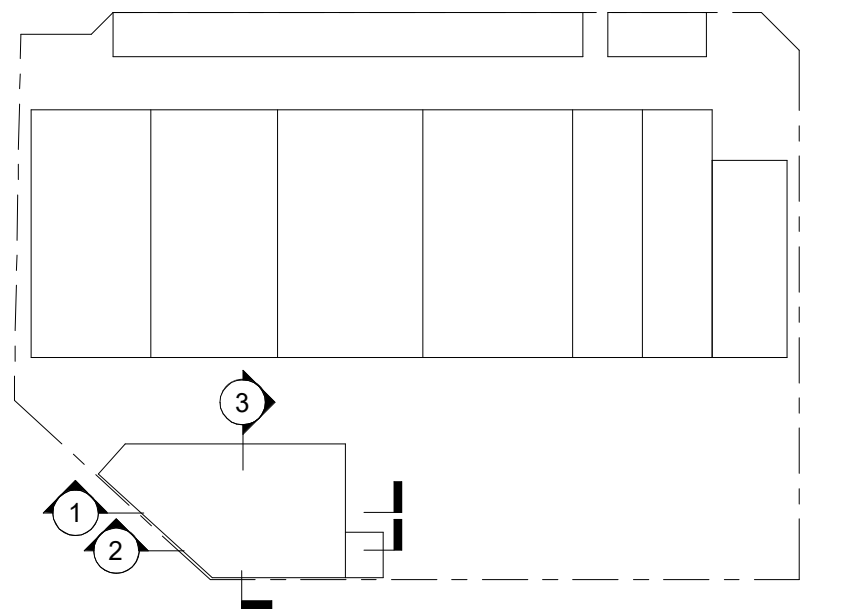
1 SECTION AA
Scale: 1 : 200



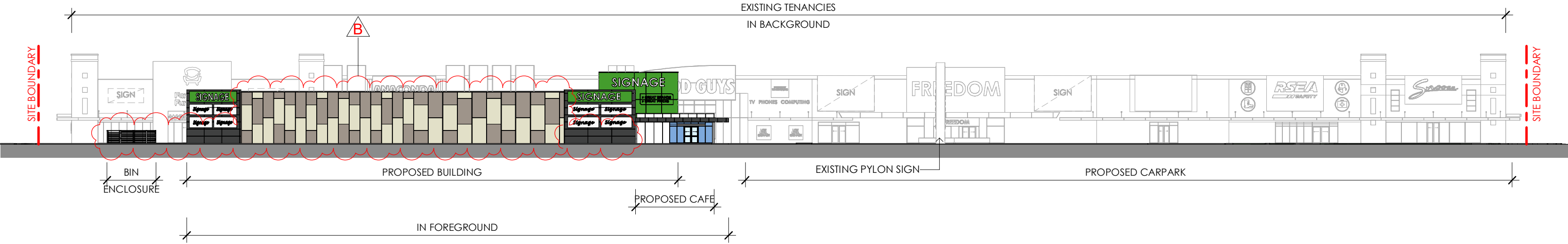
2 SECTION BB
Scale: 1 : 200



3 SECTION CC
Scale: 1 : 200



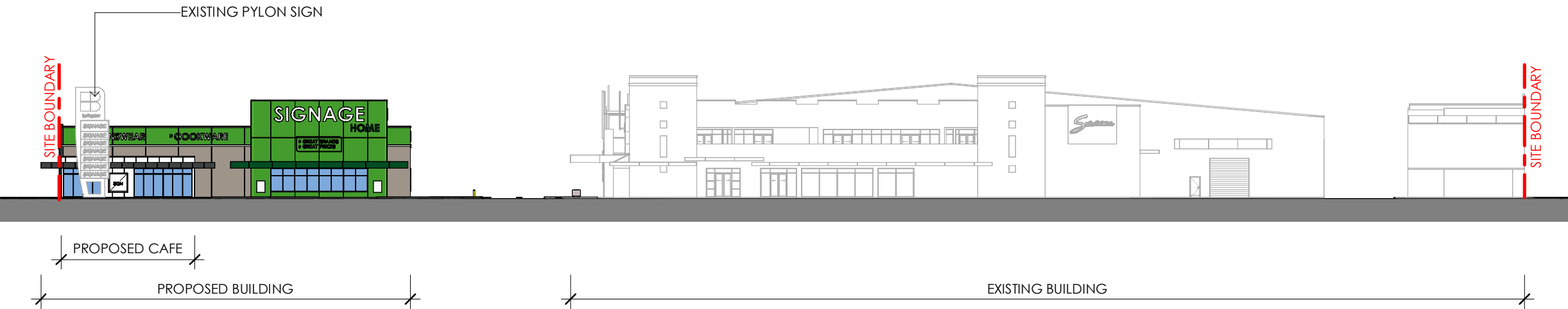
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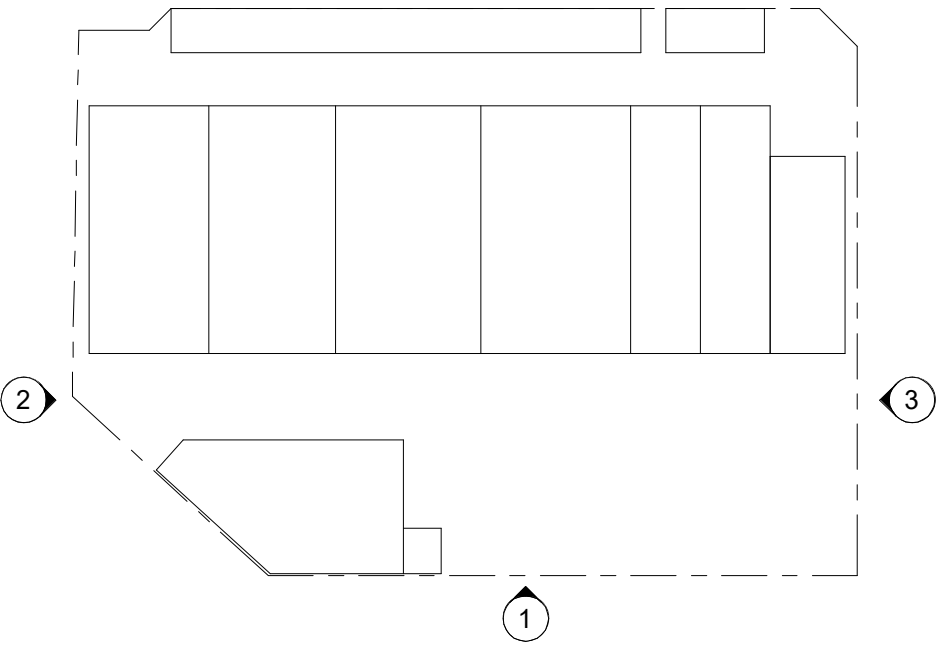
1 **STREETSCAPE SECTION A**
Scale: 1 : 500



2 **STREETSCAPE SECTION B**
Scale: 1 : 500

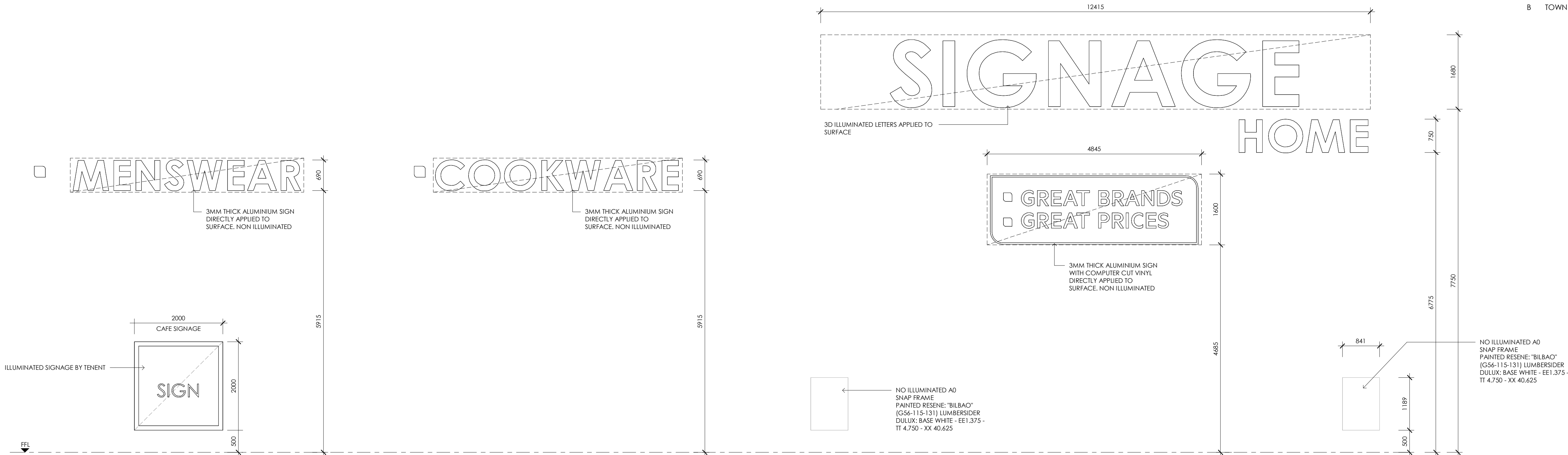


3 **STREETSCAPE SECTION C**
Scale: 1 : 500

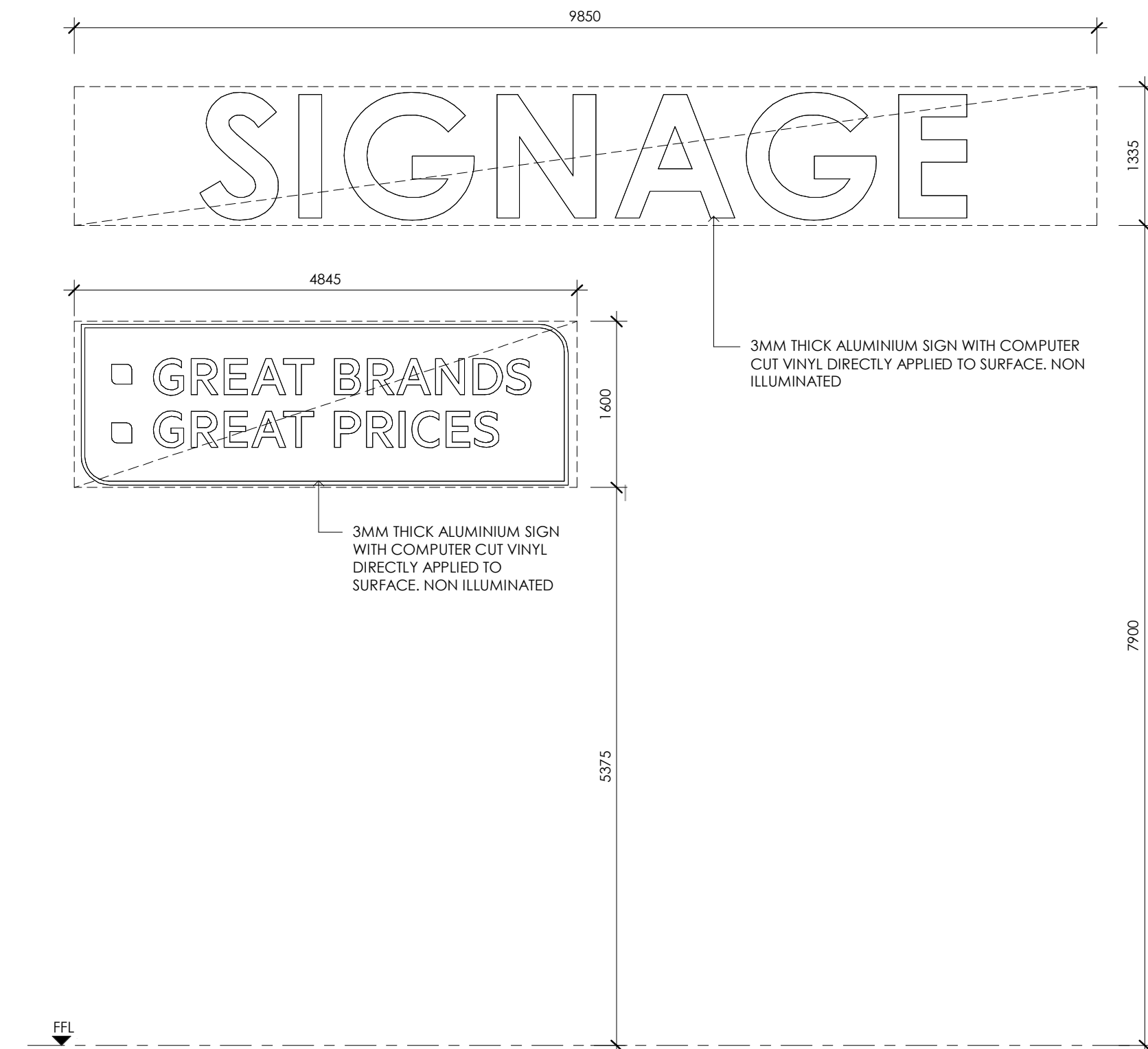


**PROPOSED STREETSCAPE
SECTIONS**

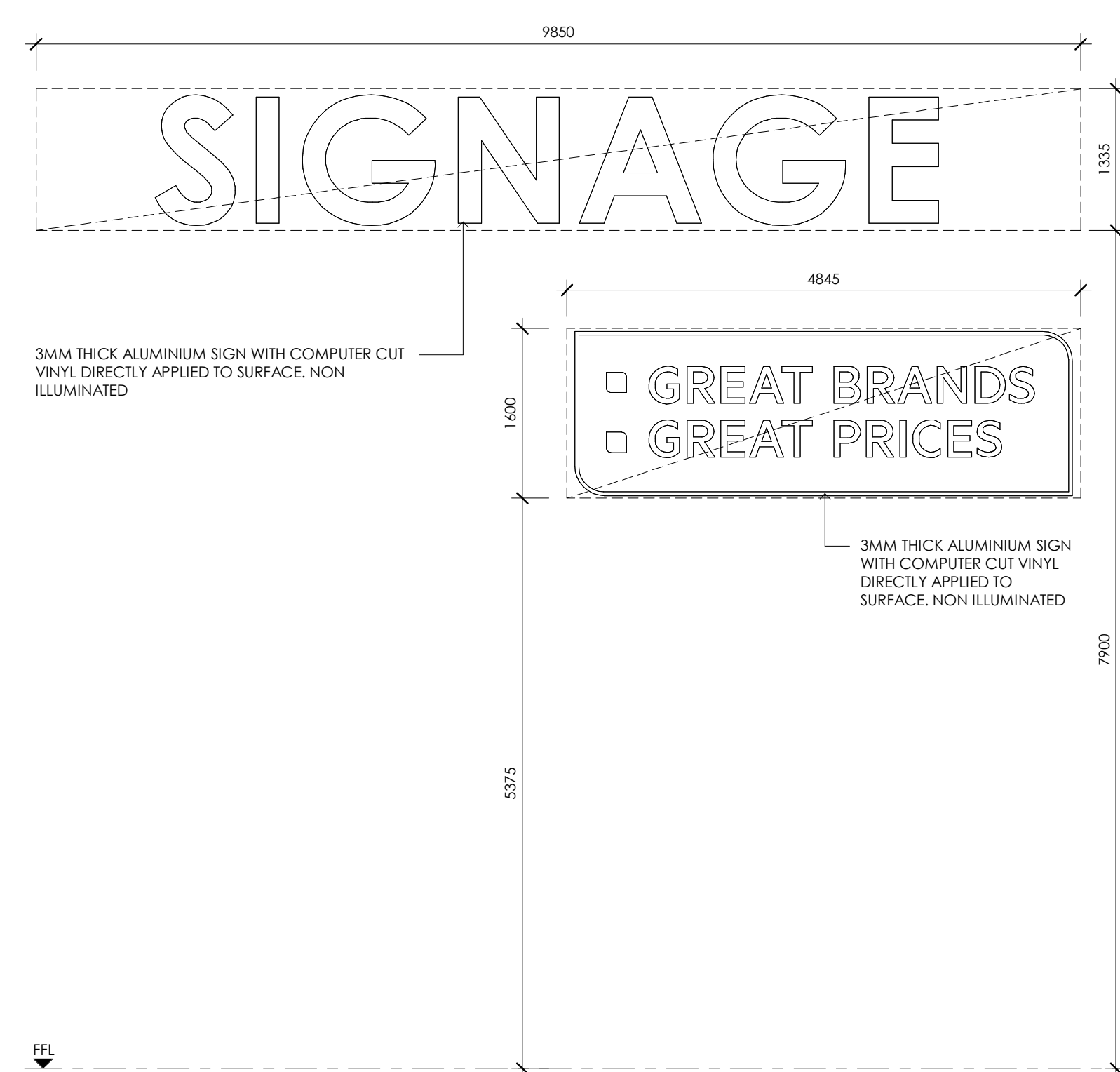
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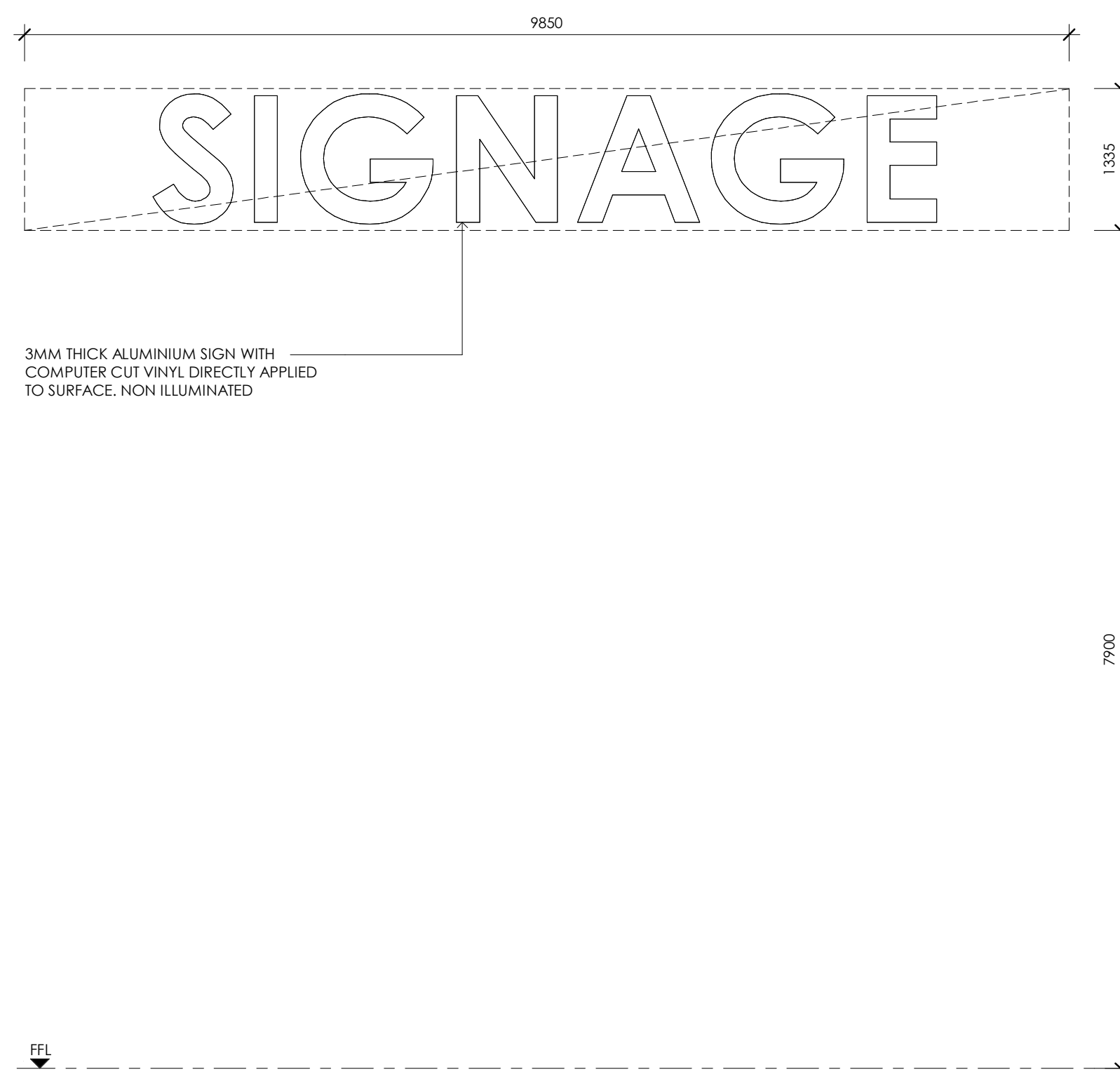
1 SIGNAGE ELEVATION A
Scale: 1 : 50



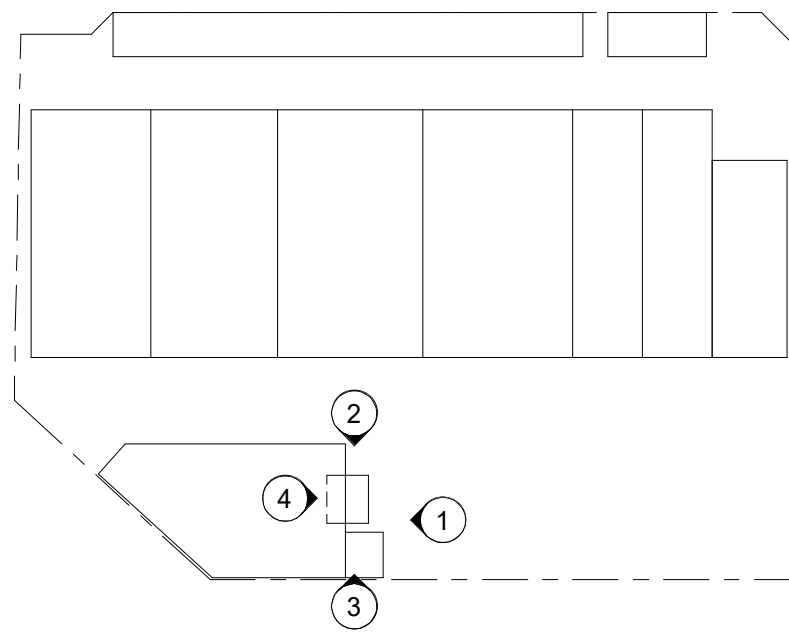
2 SIGNAGE ELEVATION B
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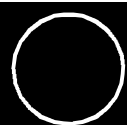
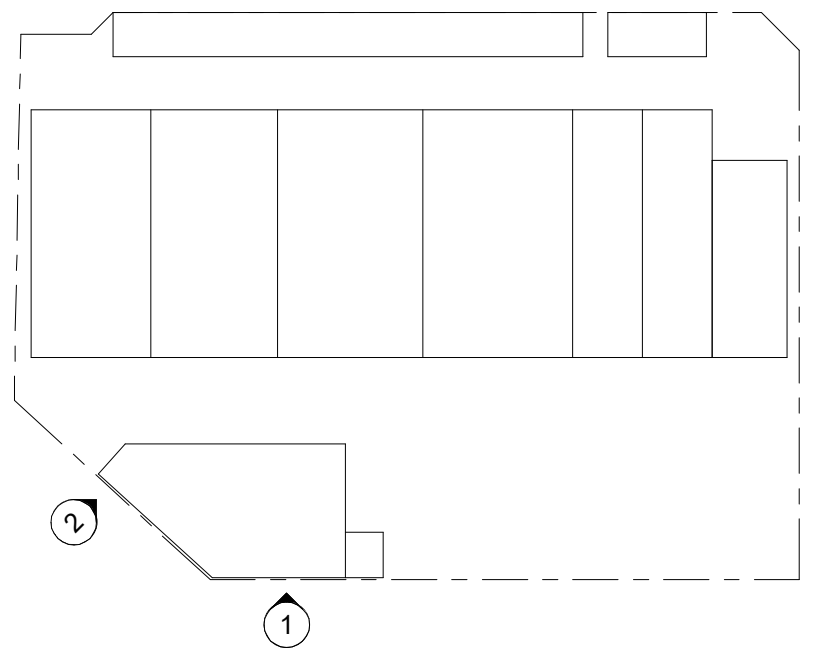
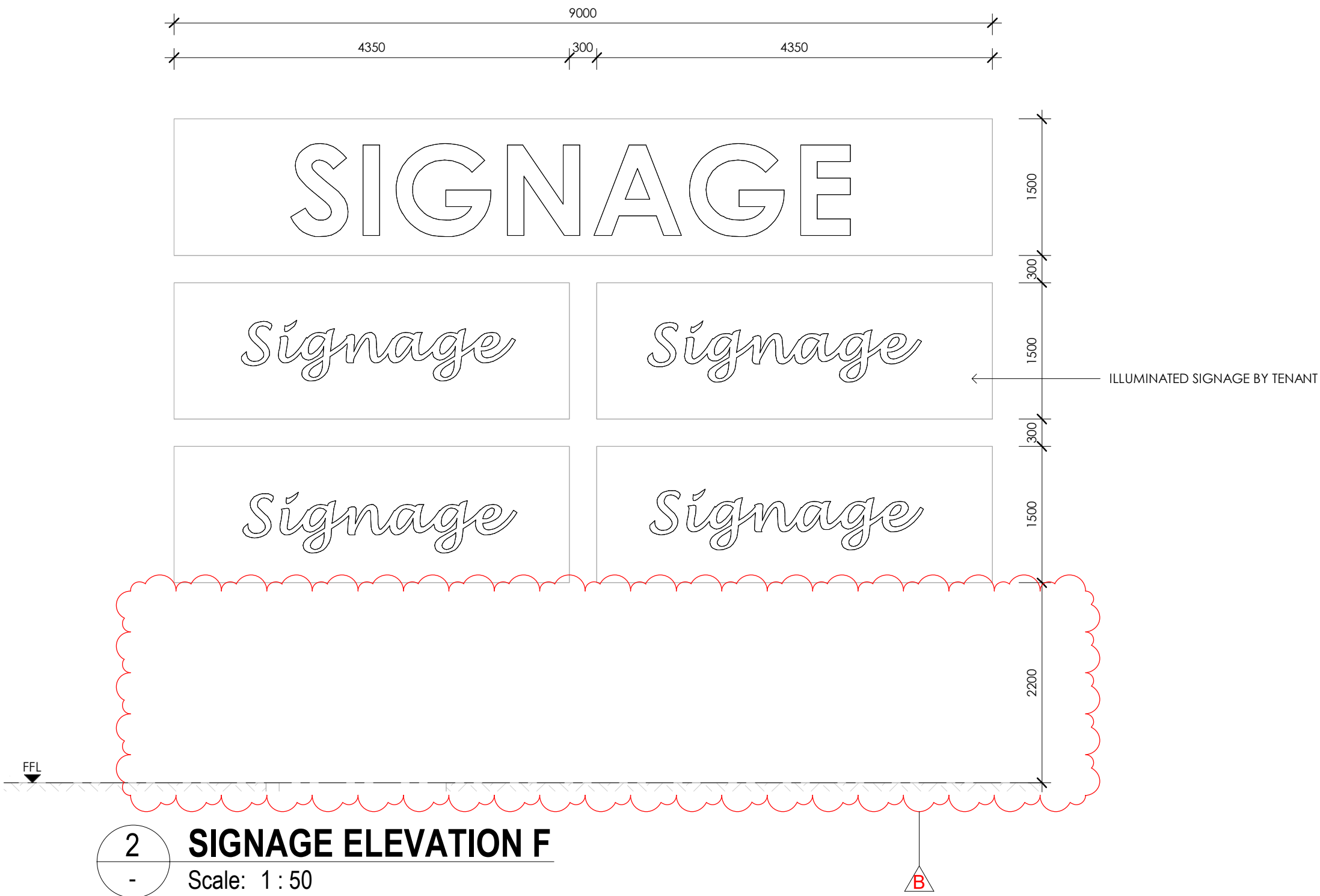
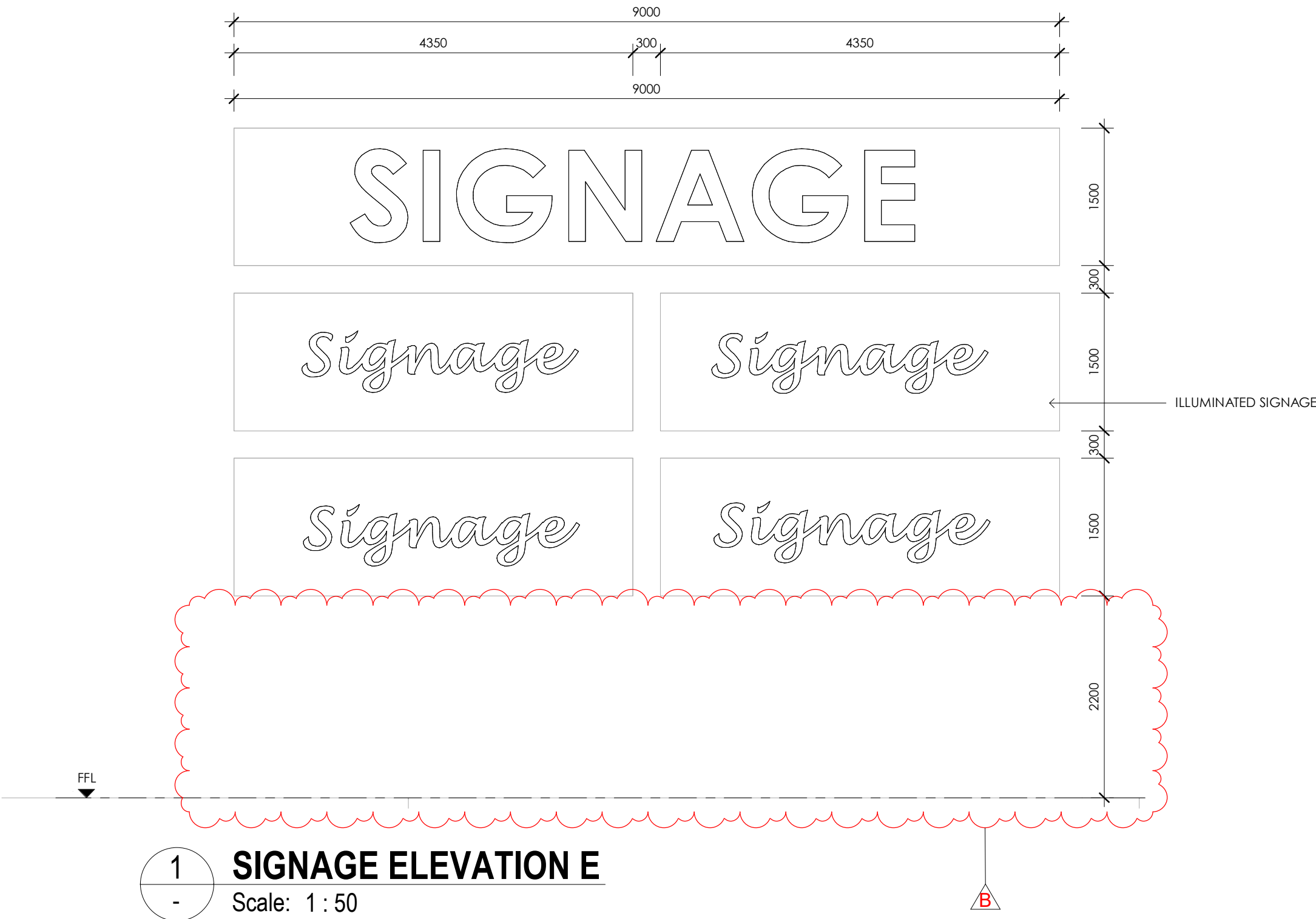
3 SIGNAGE ELEVATION C
Scale: 1 : 50



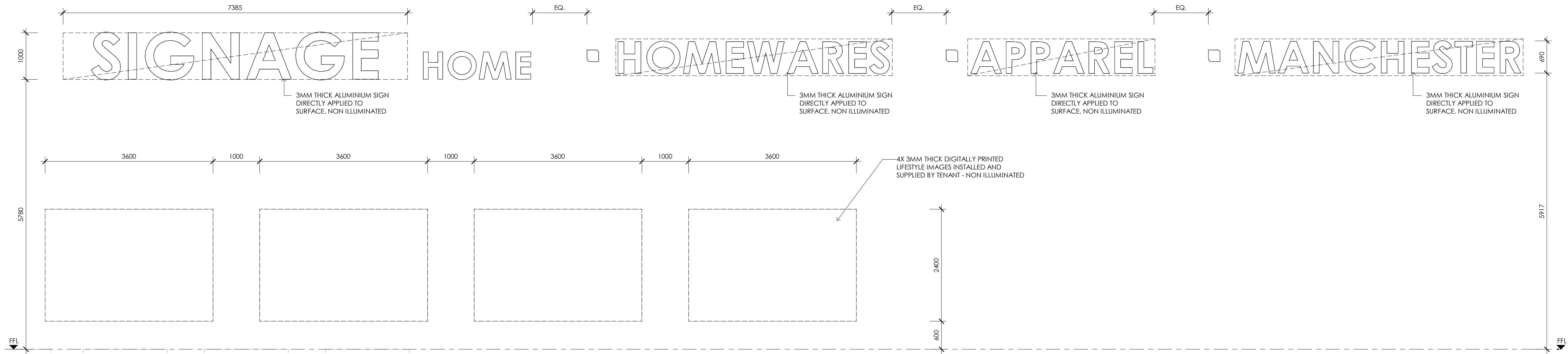
4 SIGNAGE ELEVATION D
Scale: 1 : 50



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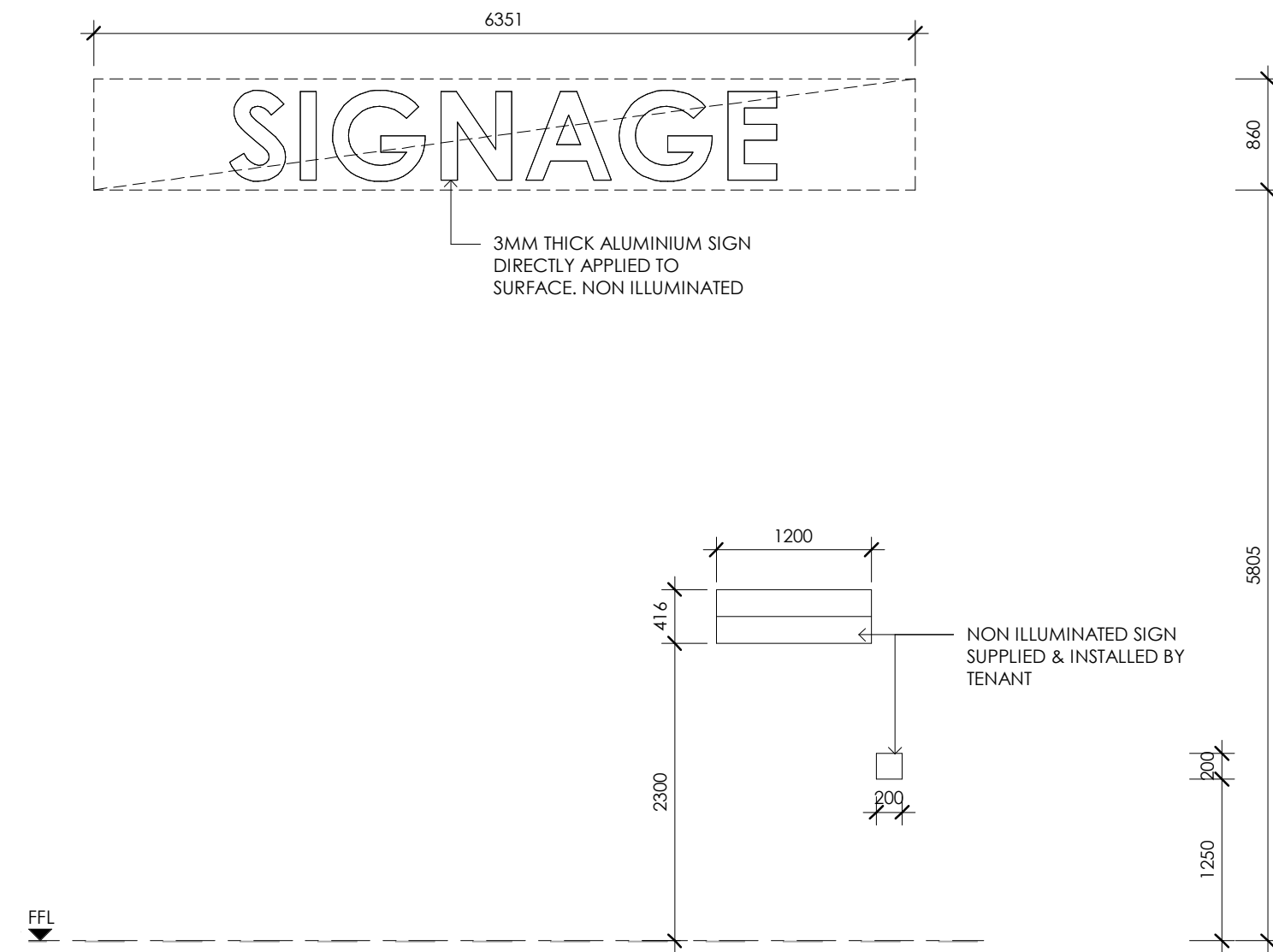
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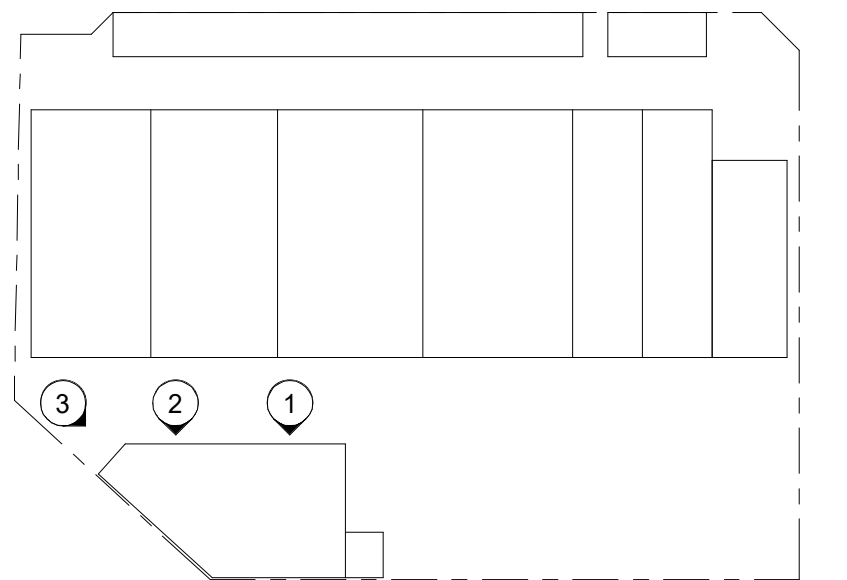
1 SIGNAGE ELEVATION G1
Scale: 1 : 50



2 SIGNAGE ELEVATION G2
Scale: 1 : 50



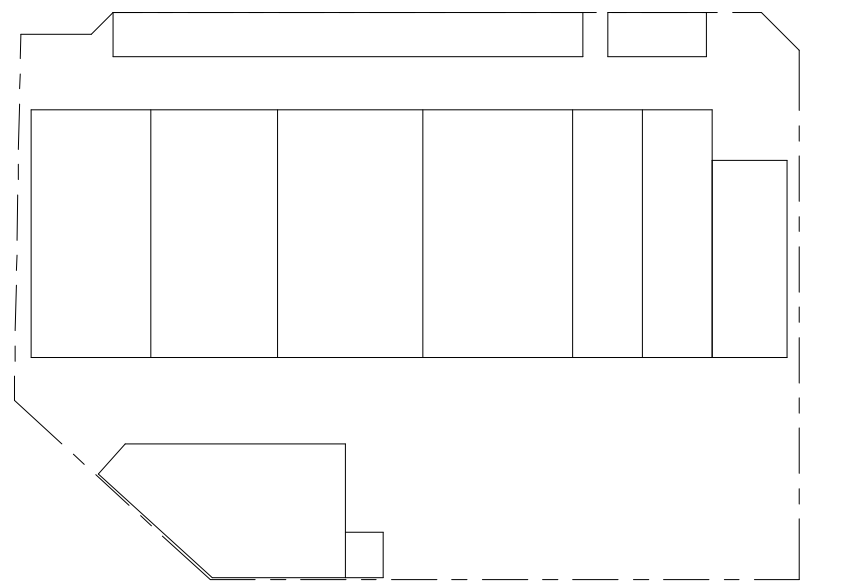
3 SIGNAGE ELEVATION I
Scale: 1 : 50



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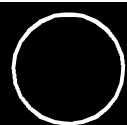


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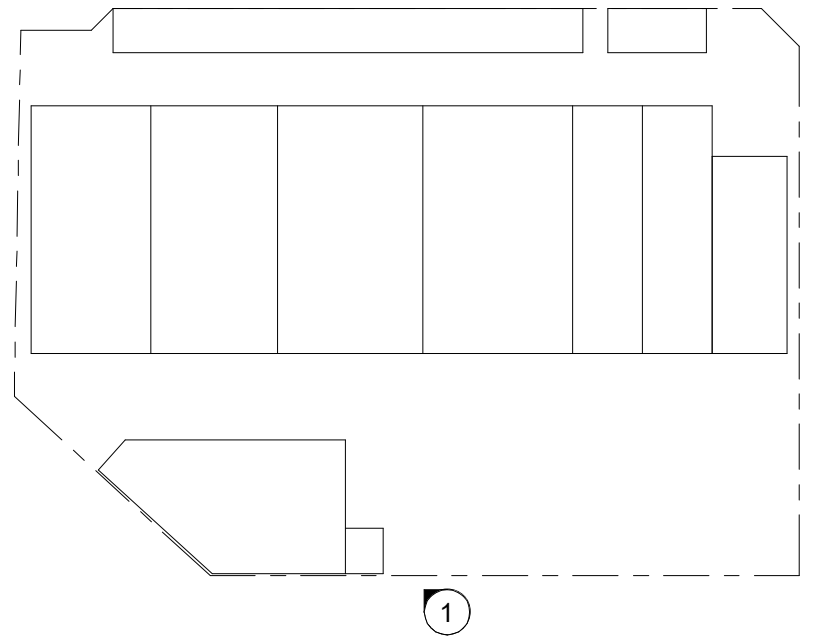


1

PROPOSED ARTIST
IMPRESSIONS - SHEET 1



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PROPOSED ARTIST
IMPRESSIONS - SHEET 2

