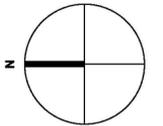
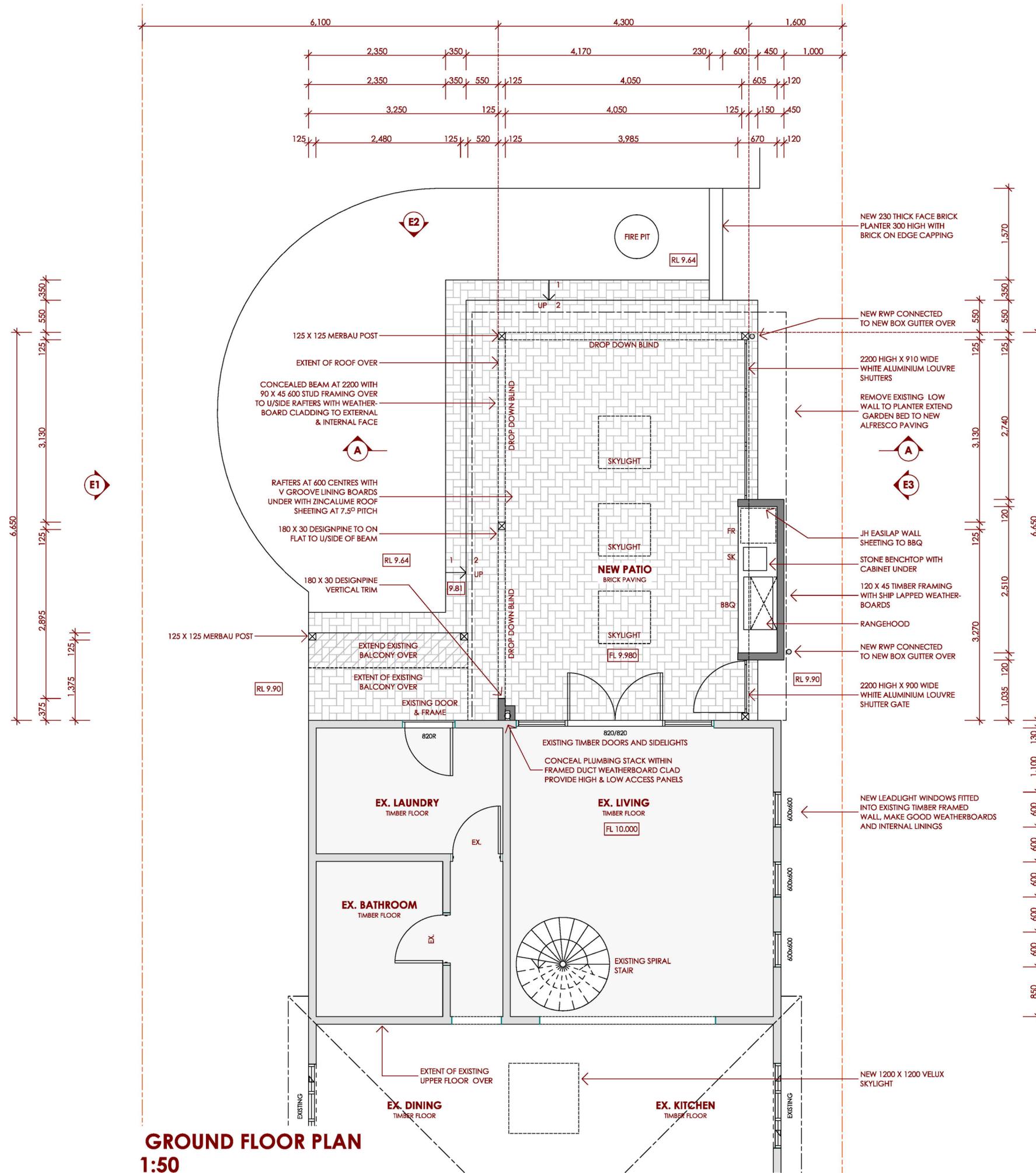


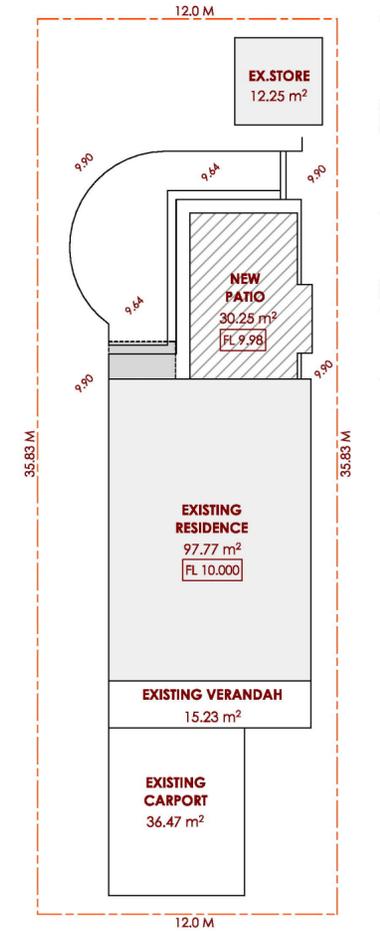
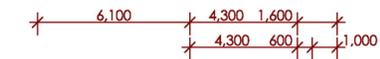


38 WILLIS STREET
EAST VICTORIA PARK





GROUND FLOOR PLAN
1:50



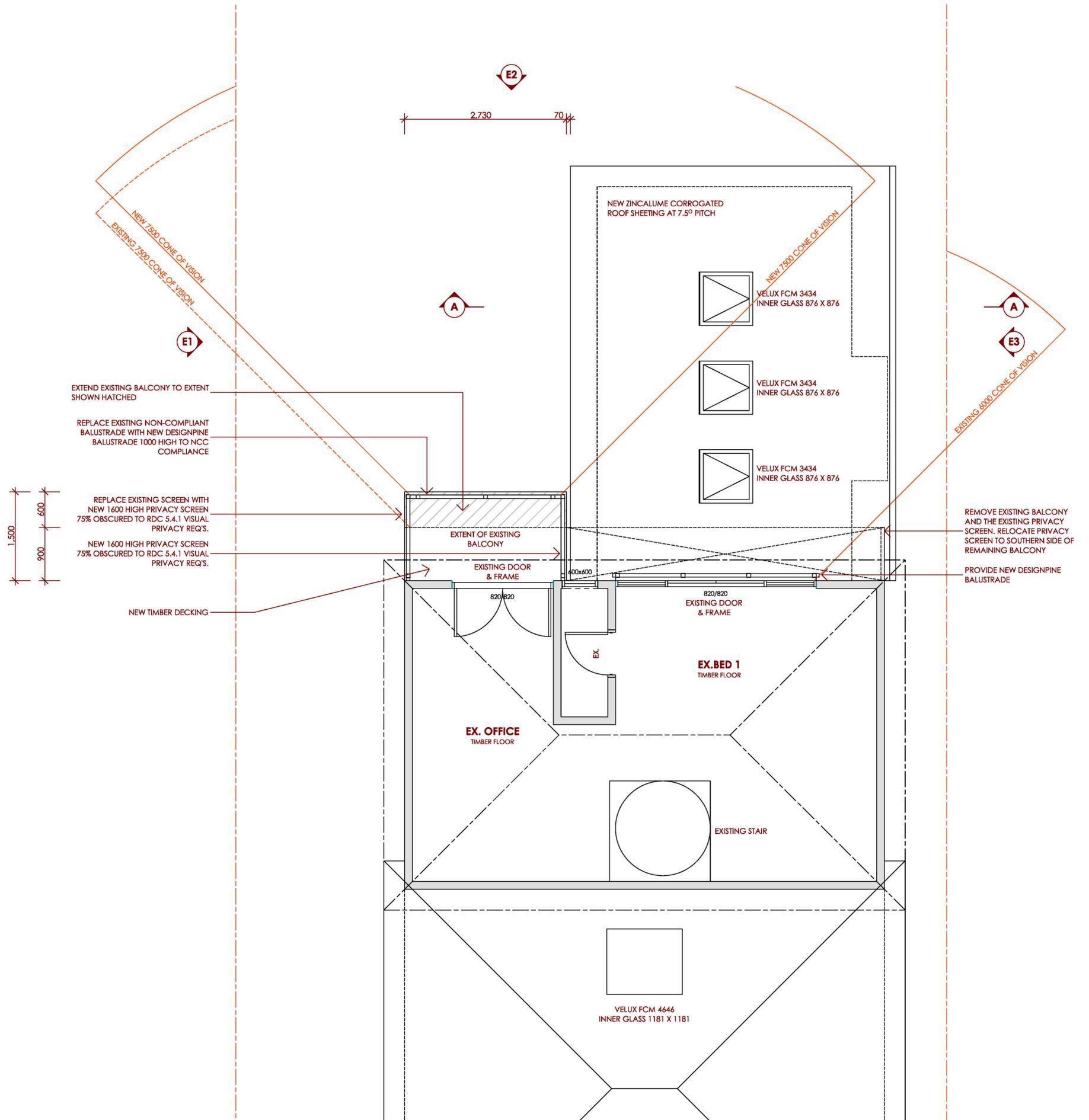
WILLIS STREET

SITE PLAN
1:200

SCOPE OF WORK

THE SCOPE OF WORK IS LIMITED TO ;
THE CONSTRUCTION OF A NEW PATIO WITH A RAISED PAVED FLOOR 320 ABOVE THE NATURAL GROUND LEVEL
MODIFICATIONS TO AN EXISTING BALCONY
THREE NEW HIGH LEVEL WINDOWS TO SOUTH ELEVATION
NWE SKYLIGHT TO THE KITCHEN

SITE AREAS	
LOT	430 m ²
EXISTING HOUSE	97.77 m ²
EXISTING VERANDAH	15.23 m ²
EXISTING CARPORT	36.47 m ²
EXISTING STORE	12.25 m ²
NEW PATIO	30.25 m²
SITE COVER	146.49 m ² (34%)
OPEN SPACE	66%



EXTEND EXISTING BALCONY TO EXTENT SHOWN HATCHED

REPLACE EXISTING NON-COMPLIANT BALUSTRADE WITH NEW DESIGNPINE BALUSTRADE 1000 HIGH TO NCC COMPLIANCE

REPLACE EXISTING SCREEN WITH NEW 1600 HIGH PRIVACY SCREEN 75% OBSCURED TO RDC 5.4.1 VISUAL PRIVACY REQ'S.

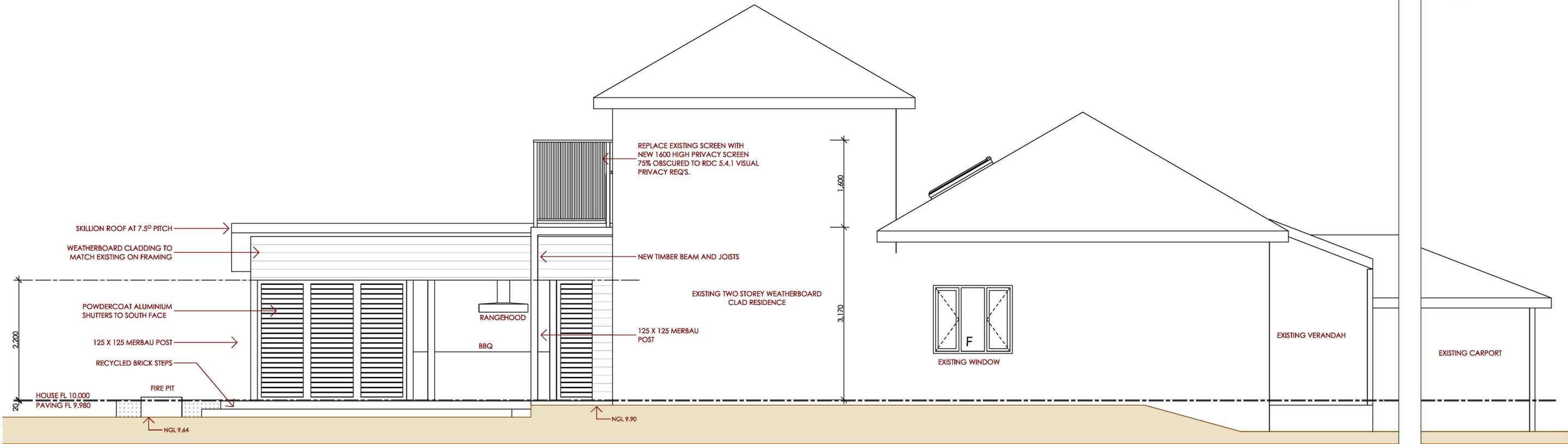
NEW 1600 HIGH PRIVACY SCREEN 75% OBSCURED TO RDC 5.4.1 VISUAL PRIVACY REQ'S.

NEW TIMBER DECKING

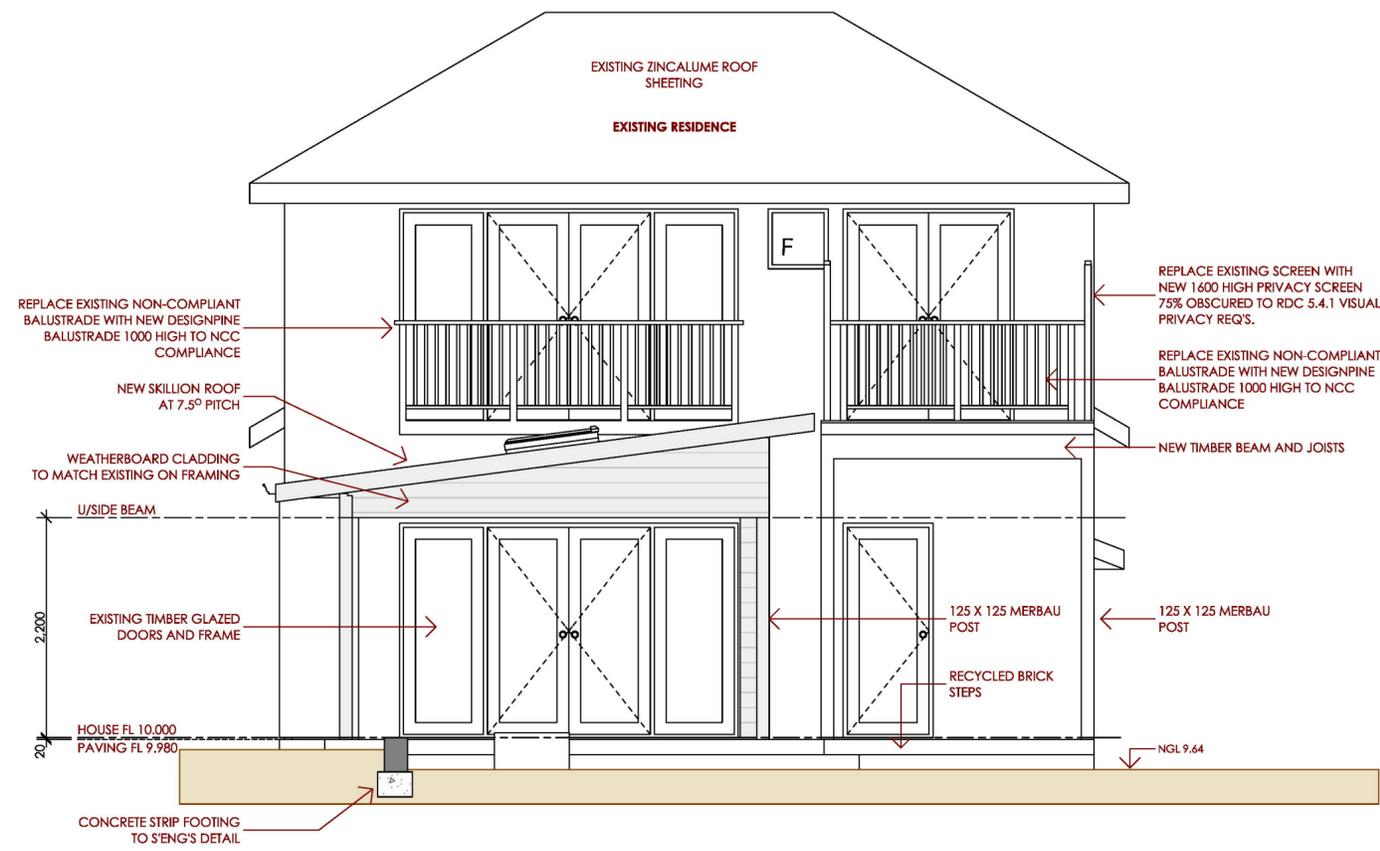
REMOVE EXISTING BALCONY AND THE EXISTING PRIVACY SCREEN. RELOCATE PRIVACY SCREEN TO SOUTHERN SIDE OF REMAINING BALCONY

PROVIDE NEW DESIGNPINE BALUSTRADE

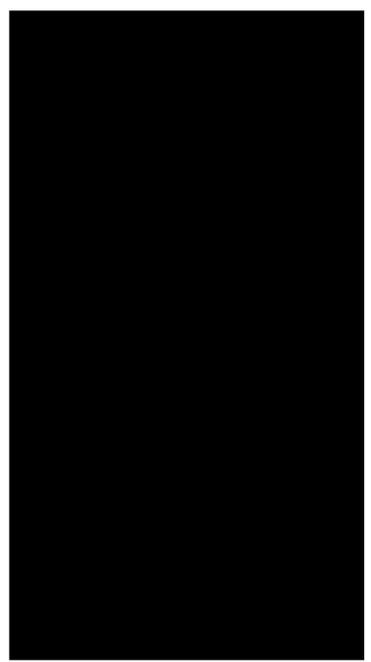
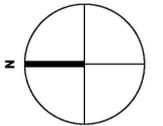
UPPER FLOOR PLAN
1:50

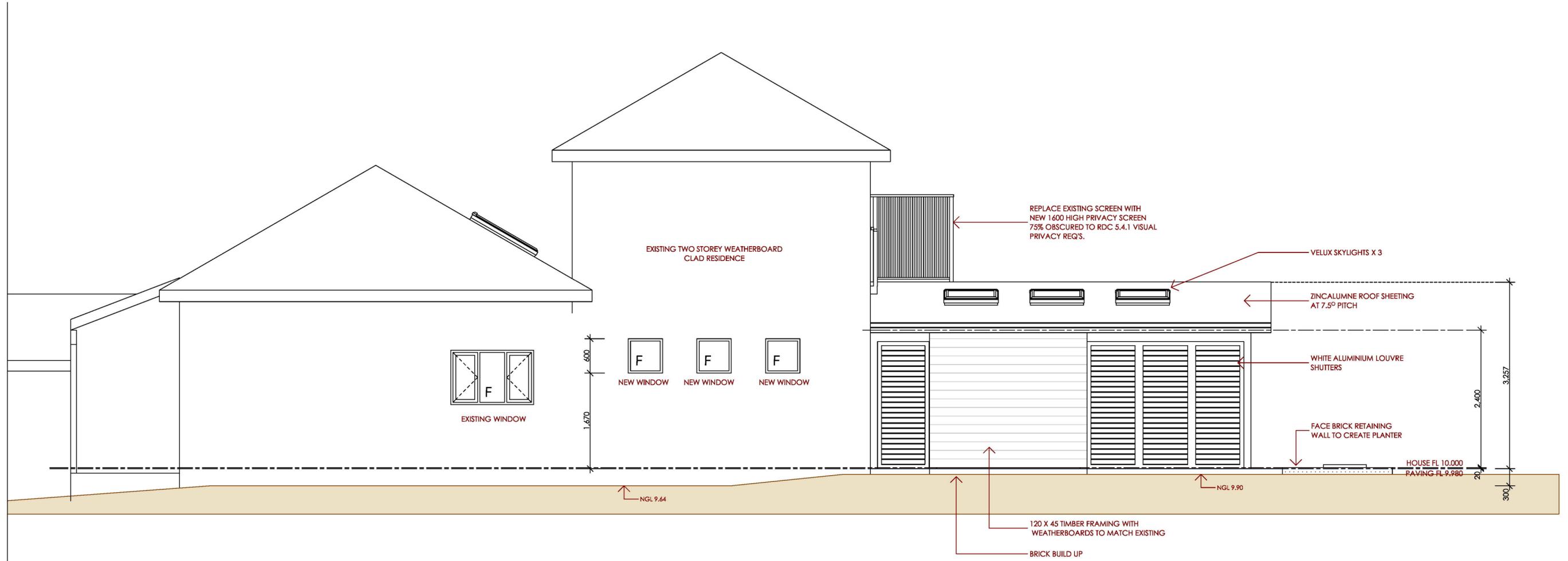


ELEVATION 1
1:50

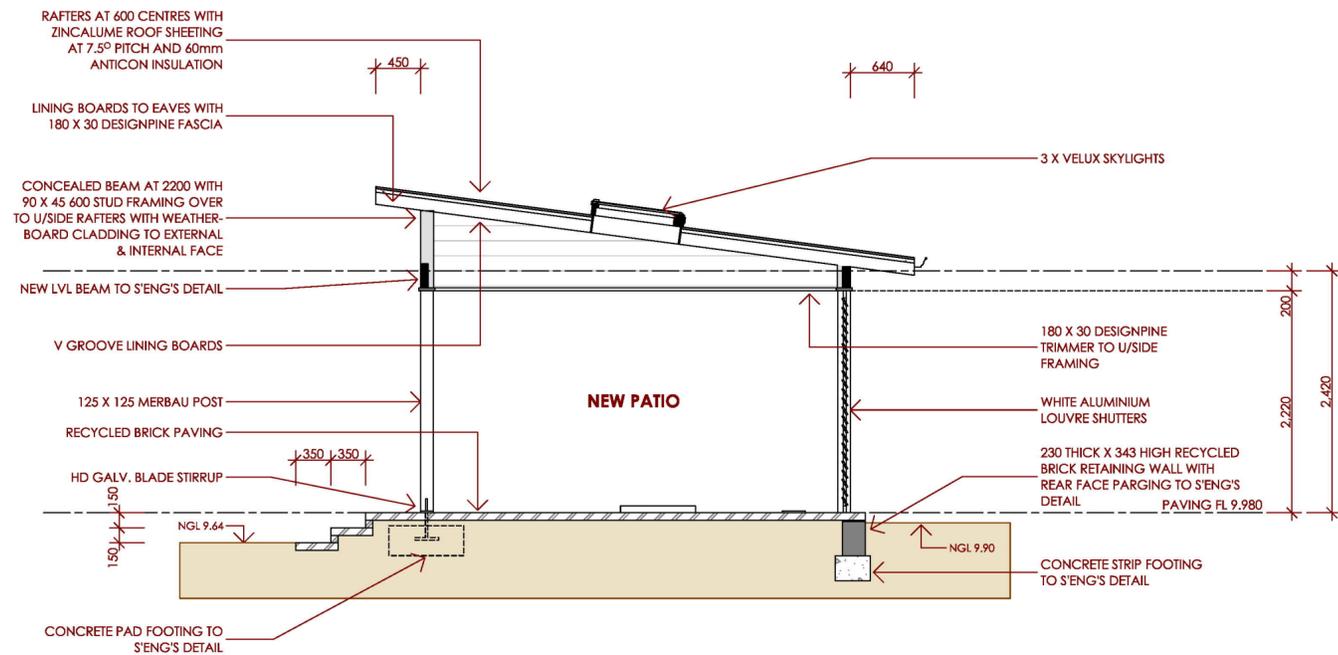


ELEVATION 2
1:50

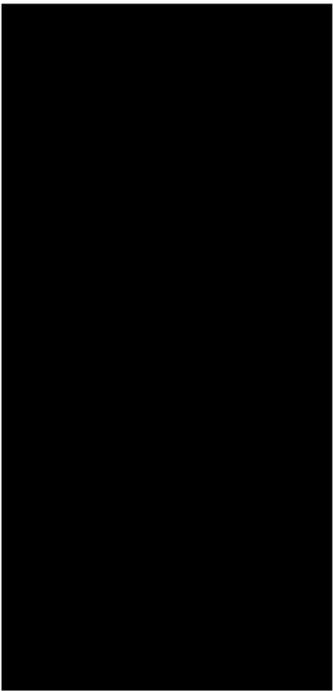
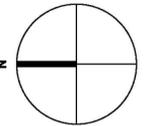


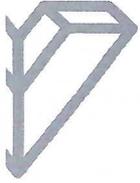


ELEVATION 3
1:50



SECTION A
1:50





TOWN OF
VICTORIA PARK

Colours and Materials Schedule

PROPERTY	Date: 21/11/2025	Street no.: 38
	Street name: Willis Street	
	Suburb: East Victoria Park	Post code: 6101

Item	Colour	Material/profile	Make
ROOFING			
Roof cover	Zincalume	Corrogated	
Fascias/rafters	White	Timber	
Gutters	Zincalume	Colonial	
EXTERIOR WALLS & COLUMNS/PIERS			
Face brick	NA		
Render	NA		
Columns/piers	White	Timber	
Weatherboards (if applicable)	White	Timber Shiplapped	
PAVING/DRIVEWAY			
Main area	NA		
Border	NA		
FRONT FENCE			
Piers	NA		
Fence infill	NA		
OTHER			
Garage door	NA		
Window frames*	NA		

* Further information may be required depending on the location of the property. If an item is not applicable, specify 'N/A' or leave blank (see next page for example).



**WE'RE OPEN
VIC PARK**

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EMAIL admin@vicpark.wa.gov.au **VISIT** victoriapark.wa.gov.au

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Locked Bag No. 437, Victoria Park WA 6979