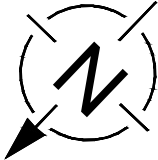


DESIGN CHECKLIST



TOWN OF VICTORIA PARK ZONING = R40
LOCAL PLANNING POLICY 25

MIN 45% OPEN SPACE
SITE AREA = 265.00m²
COVERED AREA = 149.88m² = 56.55%
OPEN SPACE PROVIDED = 115.12m² = 43.44%

MIN. OLA = 20.00m²
OLA PROVIDED = 51.05m²
(2/3 UNCOVERED EXCL. EAVES)

PRIMARY STREET SETBACK AVG.
AREA FORWARD OF 4m SETBACK = 0.74m²
COMPENSATING AREA = 8.78m²

SETBACK REQ.
PRIMARY SETBACK = 4.00m AVG.
2ndry STREET SETBACK = 1.00m
SIDES SETBACK = 1/1.50m
REAR SETBACK = 1/1.50m
GARAGE SETBACK 2ndry = 1.50m

Z/LOT B'DARY WALL/S COMPLY = YES
STORE PROVIDED = N/A

SITE
SLOPING SITE >1m -CONST APPROVED = NO
SEWER LINE ONSITE = NO
EASEMENTS (TYPE??) = NO
TREE ON VERGE = YES
RETAINING REQ. / SHOWING = NO

BUSHFIRE PRONE AREA - NO

NOISE MANAGEMENT - NO
ROAD / RAIL / AIRCRAFT - "PACKAGE A or B"

GF CEILINGS AT 31c + PLATE
UNLESS NOTED OTHERWISE

DEVELOPMENT APPROVAL REQ. = YES
- OLA IN FRONT SETBACK
- INCREASED SITE COVER
- VERGE TREE

R-CODE VARIATIONS PROPOSED
- SITE COVERAGE EXCEEDS 55% BY 1.55% (2%MAX)
- OLA IN FRONT SETBACK NORTH FACING &
30m² LARGER THAN REQUIRED OLA
- VERGE TREE TO BE RELOCATED

CLIENT NOTE:
VARIATION(S) PROPOSED
AS A RESULT OF THE PROPOSED R-CODE
VARIATION(S), A DEVELOPMENT APPLICATION
WILL BE REQUIRED. THERE IS NO GUARANTEE
FOR THIS APPLICATION TO BE APPROVED
AND THIS PLAN IS SUBJECT TO CHANGE.

Floor Areas		
Floor	Location	Area
GROUND FLOOR		
	HOUSE	116.40
	GARAGE	33.48
	PORCH	10.94
		160.82 m ²

Perimeters		
Floor	Area	Perimeter
	HOUSE	53.96

Roof Areas		
Pitch	Flat	Pitched
24.72°	168.74	185.79
	168.74 m ²	185.79 m ²

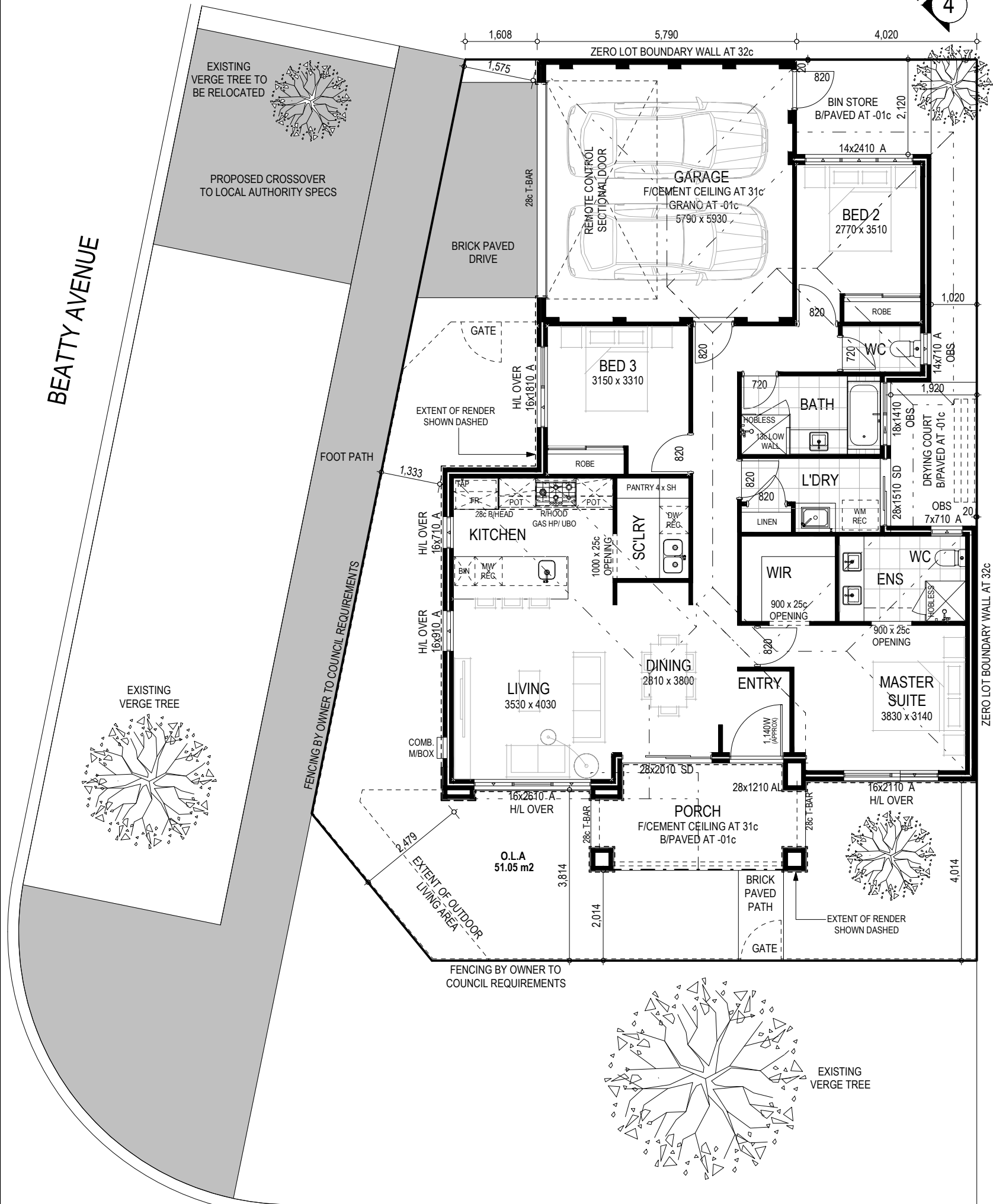
CLIENT NOTE:
PRELIMINARY DESIGN ONLY
THIS DESIGN IS SUBJECT TO CHANGE UPON
RECEIPT OF ALL APPLICABLE ENERGY,
ENGINEERING, AIRCONDITIONING AND
SURVEY ASSESSMENTS

CLIENT NOTE:
LOT DIMENSIONS & ANGLES UNAVAILABLE
AT TIME OF SKETCH. SKETCH IS SUBJECT
TO CHANGE UPON RECEIPT OF SURVEY.

I HEREBY ACKNOWLEDGE THAT I HAVE
VIEWED AND AM SATISFIED THAT ALL OF THE
DOORS AND WINDOWS ARE THE CORRECT
SIZES WITHIN THIS HOME DESIGN.

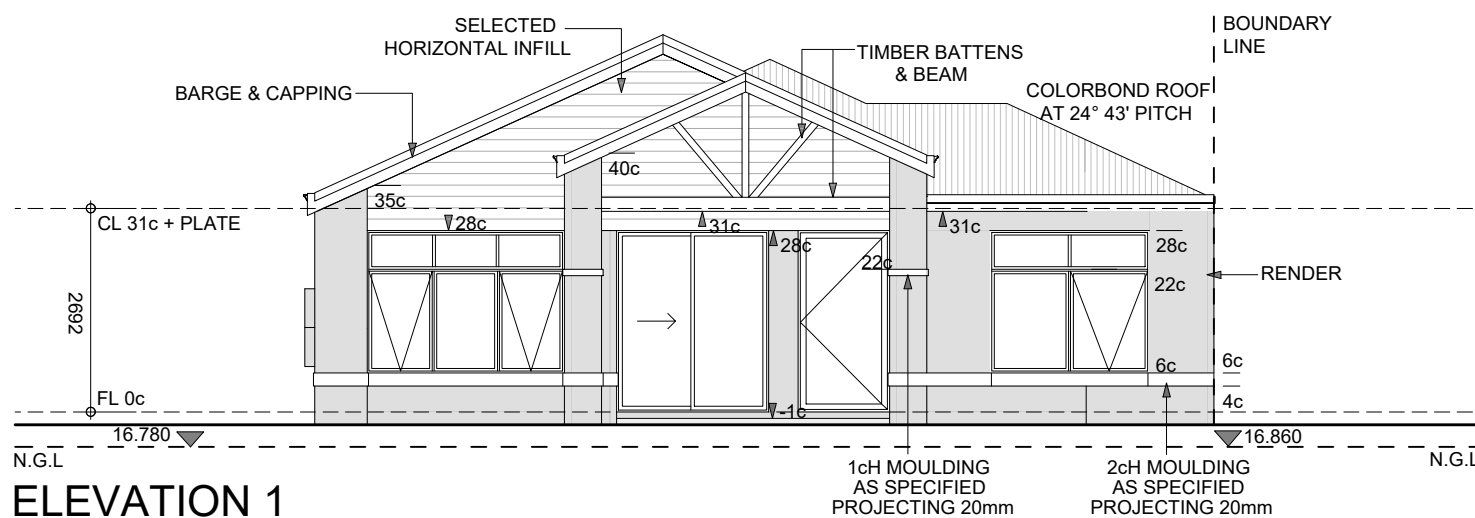
CLIENT: _____

DATE: _____



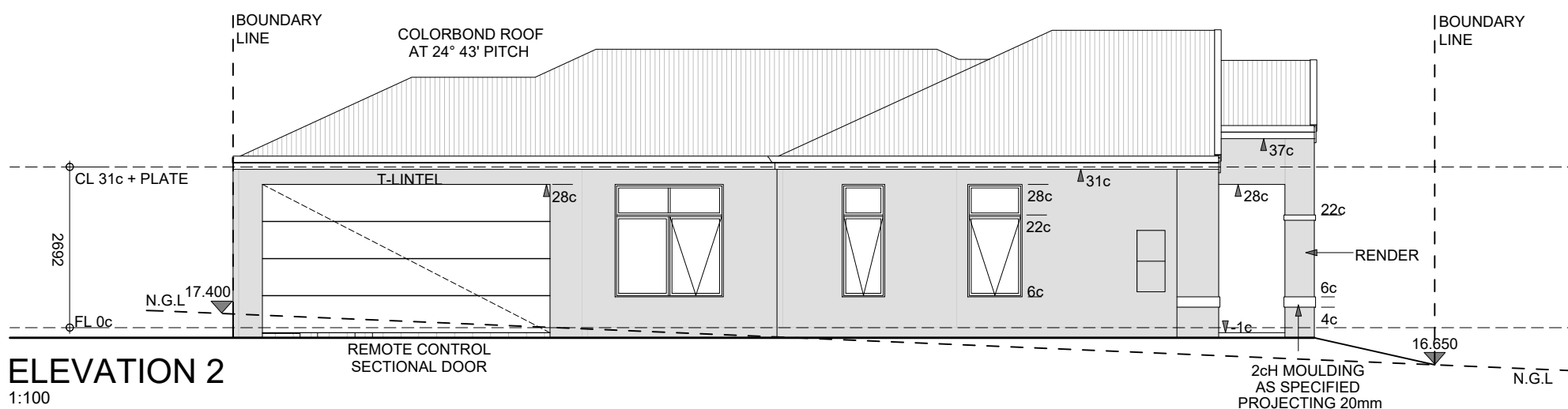
FLOOR PLAN
1:100

DANE STREET

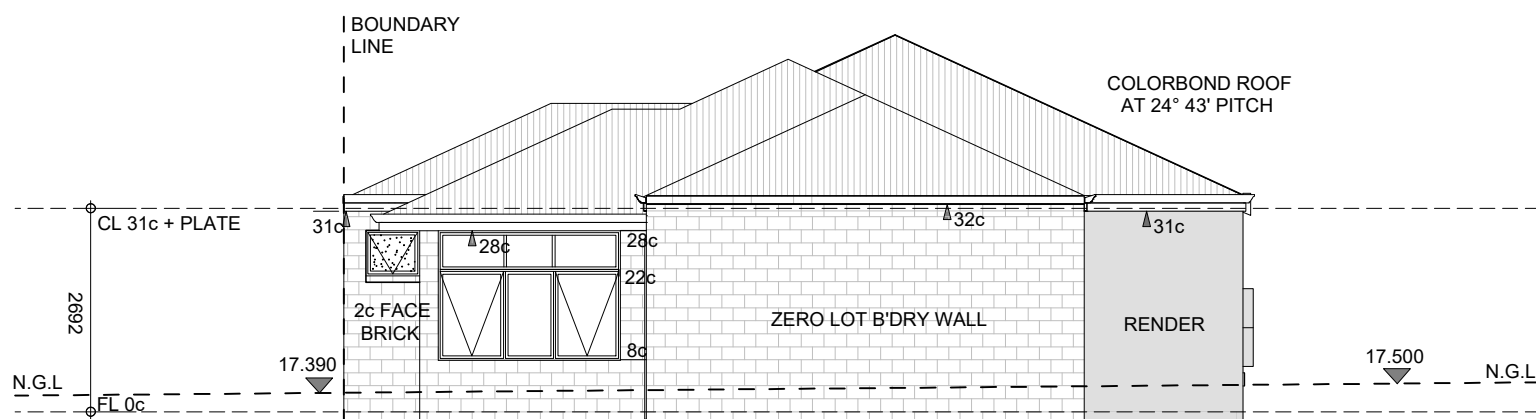


ELEVATION 1

1:100

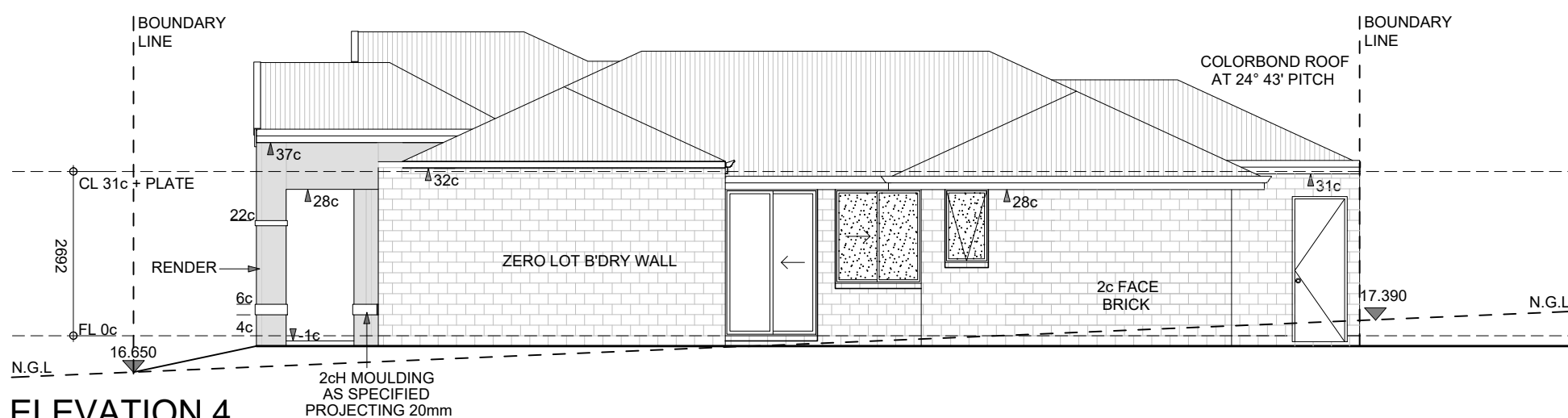


ELEVATION 2

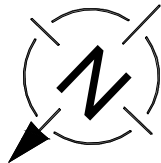


ELEVATION 3

1:100



ELEVATION 4



TOWN OF VICTORIA PARK ZONING = R40
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PRIMARY SETBACK = 4.00m AVG.
2ndry STREET SETBACK = 1.00m
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REAR SETBACK = 1/1.50m
GARAGE SETBACK 2ndry = 1.50m

Z/LOT B'DARY WALL/S COMPLY = YES
STORE PROVIDED = N/A

SITE
SLOPING SITE >1m -CONST APPROVED = NO
SEWER LINE ONSITE = NO
EASEMENTS (TYPE??) = NO
TREE ON VERGE = YES
RETAINING REQ. / SHOWING = NO

BUSHFIRE PRONE AREA - NO
NOISE MANAGEMENT - NO
ROAD / RAIL / AIRCRAFT - "PACKAGE A or B"
GF CEILINGS AT 31c + PLATE
UNLESS NOTED OTHERWISE

DEVELOPMENT APPROVAL REQ. = YES
- OLA IN FRONT SETBACK
- INCREASED SITE COVER
- VERGE TREE

R-CODE VARIATIONS PROPOSED
- SITE COVERAGE EXCEEDS 55% BY 1.55% (2%MAX)
- OLA IN FRONT SETBACK NORTH FACING &
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CLIENT NOTE:
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AS A RESULT OF THE PROPOSED R-CODE
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FOR THIS APPLICATION TO BE APPROVED
AND THIS PLAN IS SUBJECT TO CHANGE.

BOUNDARY WALL NOTE

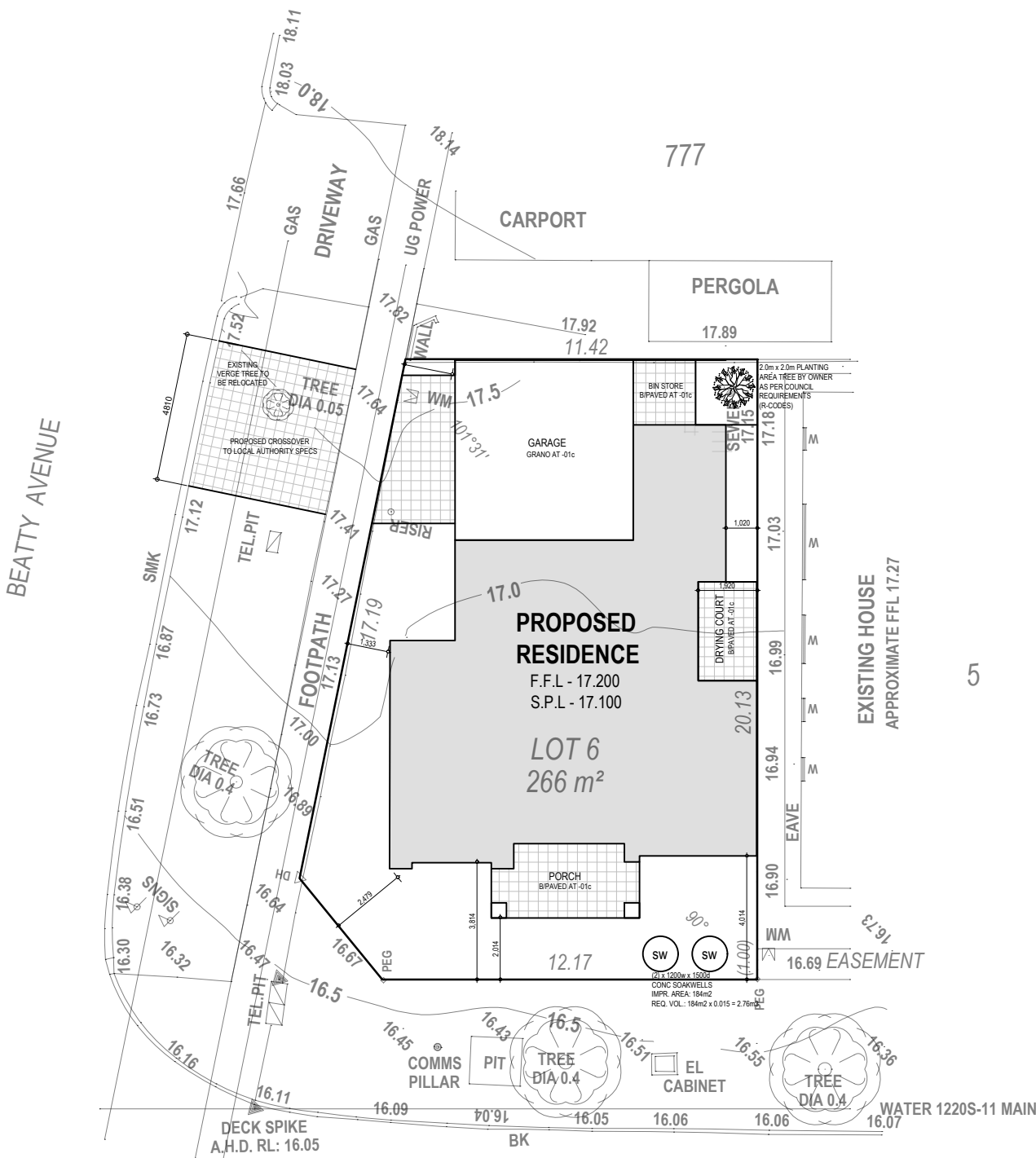
MINOR RETAINING WALL MAY BE REQUIRED TO
REAR BOUNDARY BY OWNER - SUBJECT TO
EXISTING FENCE

FENCE REMOVAL NOTE

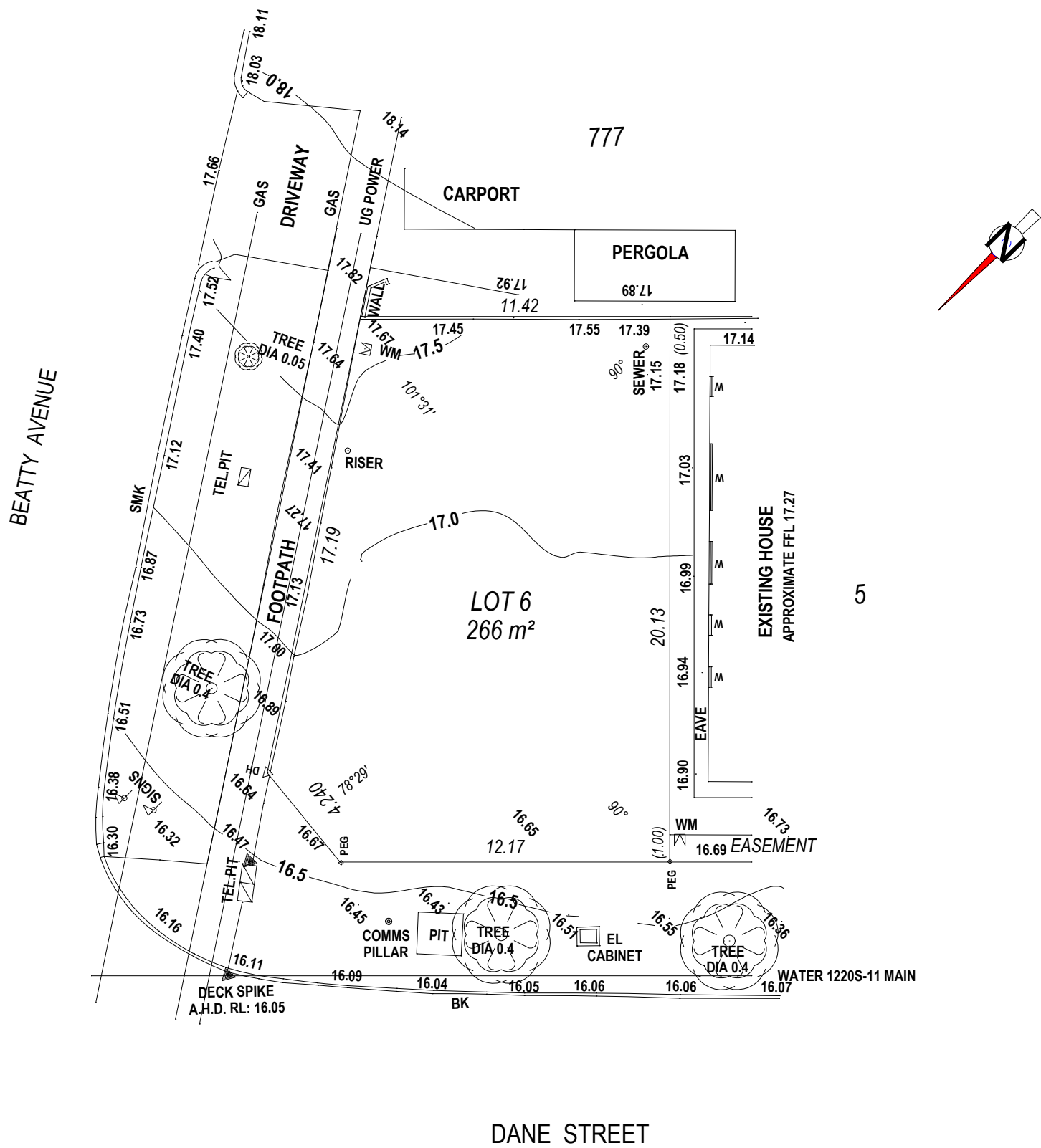
REMOVAL OF EXISTING FENCE IF & WHERE
REQUIRED IS BY OWNER.
CLIENT IS RESPONSIBLE FOR LIASING WITH
NEIGHBOURS REGARDING BOUNDARY
FENCE REMOVAL

STORMWATER NOTE

DISPOSAL OF STORMWATER AS PER COUNCIL
REQUIREMENTS TO INTERCONNECTING
SOAKWELLS



DANE STREET



SITE LOCATION	
Lot No	6
Street	86D DANE STREET
Suburb	EAST VICTORIA PARK
Loc. Auth	TOWN OF VICTORIA PARK
TITLE PARTICULARS	
Dia/Plan	
Location	
Volume	
Folio	

SERVICES AND DETAIL	
Electricity	Yes
Water	Yes
Sewerage	Yes
Gas	Yes
Telecom	Yes
Road	Asphalt
Footpath	Concrete
Kerb	BK / SMK
View	-
Objectional Features	-
Access	-
Improvements	-
Fencing	Fibro
Adjoining Homes	-
Drainage	-
Re Peg Required	-



Mob: 0412 078 872 Ph: (08) 9409 7682
Email : pmsurvey@inet.net.au
16 Ivory Ct, Kingsley 6026, Perth WA

Surveyor : Dragan Siljanovski
Drawn : Dragan Siljanovski

Date : 18 / 03 / 2026
SP_86D Dane St, East Victoria Park



Colours and Materials Schedule

PROPERTY	Date:	Street no.:
	Street name:	
	Suburb:	Post code:

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

* 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).