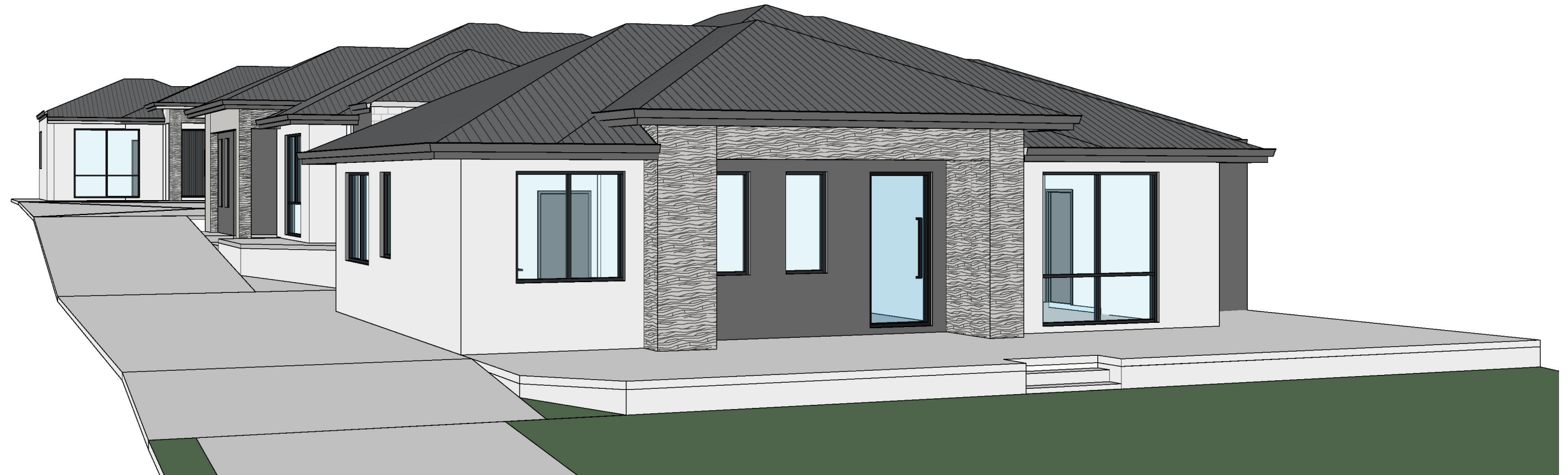


# PROPOSED PROJECT

AT

## #11A WYNDHAM STREET, ST JAMES, WA 6102



Sheet List	
Sheet Number	Sheet Name
A000	COVER SHEET
A001	PROPOSED SITE PLAN & RETAINING WALL PLAN
A002	LANDSCAPING PLAN
A003	STORMWATER PLAN
A004	OVERALL GROUND FLOOR PLAN
A006	3D VIEWS
A101	UNIT 1 - GROUND FLOOR PLAN
A102	UNIT 1 - ELEVATIONS
A201	UNIT 2 - GROUND FLOOR PLAN
A202	UNIT 2 - ELEVATIONS
A301	UNIT 3 - GROUND FLOOR PLAN
A302	UNIT 3 - ELEVATIONS

- NOTES:
- CHECK SITE MEASURE BEFORE COMMENCEMENT OF ANY FABRICATION.
  - EXISTING DIMENSIONS ARE APPROXIMATE ONLY.
  - CHECK MEASURE AND ENSURE ALL MEASUREMENTS ARE VERIFIED BEFORE FABRICATION.
  - ALL CEILING DIMENSIONS AND SERVICES LOCATIONS TO BE CONFIRMED.
  - SHOPFITTERS DRAWINGS TO BE SUBMITTED TO ARCHITECT AND CLIENT FOR APPROVAL PRIOR TO FABRICATION.
  - FINAL DETAILS TO BE CONFIRMED DURING WORKSHOP STAGE.
  - ALL STRUCTURAL/SUPPORTING ELEMENTS TO BE CONFIRMED BY STRUCTURAL DESIGNER AND DIMENSIONS MIGHT BE ADJUSTED IF NECESSARY.



**EG Building Design**

Drawing Title:

**COVER SHEET**

Client / Project:

**11A Wyndham Street, St James, WA 6102**

Status:

Designed:

Drawn:

Checked:

Scale: 1 : 50

Plot Info: 4/04/2026 11:35:19 PM

Job No

**JW006**

Rev.

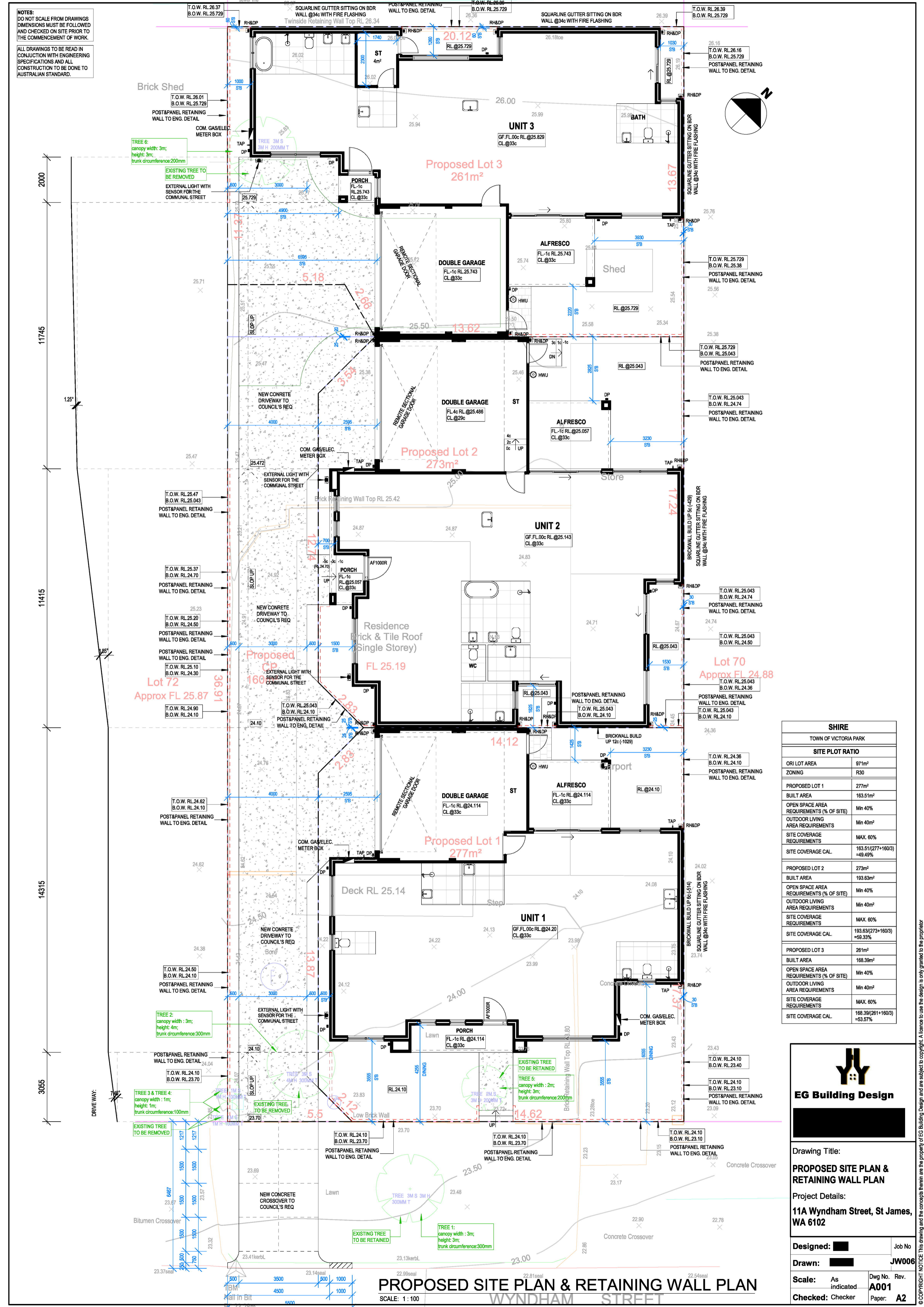
Paper: **A3**

Dwg No.  
**A000**

Rev	Description	Date

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AUSTRALIAN STANDARD.



SHIRE	
TOWN OF VICTORIA PARK	
<b>SITE PLOT RATIO</b>	
ORI LOT AREA	971m <sup>2</sup>
ZONING	R30
<b>PROPOSED LOT 1</b>	
BUILT AREA	277m <sup>2</sup>
OPEN SPACE AREA REQUIREMENTS (% OF SITE)	Min 40%
OUTDOOR LIVING AREA REQUIREMENTS	Min 40m <sup>2</sup>
SITE COVERAGE REQUIREMENTS	MAX. 60%
SITE COVERAGE CAL.	163.51/(277+160/3) = 49.49%
<b>PROPOSED LOT 2</b>	
BUILT AREA	273m <sup>2</sup>
OPEN SPACE AREA REQUIREMENTS (% OF SITE)	Min 40%
OUTDOOR LIVING AREA REQUIREMENTS	Min 40m <sup>2</sup>
SITE COVERAGE REQUIREMENTS	MAX. 60%
SITE COVERAGE CAL.	193.63/(273+160/3) = 59.33%
<b>PROPOSED LOT 3</b>	
BUILT AREA	281m <sup>2</sup>
OPEN SPACE AREA REQUIREMENTS (% OF SITE)	Min 40%
OUTDOOR LIVING AREA REQUIREMENTS	Min 40m <sup>2</sup>
SITE COVERAGE REQUIREMENTS	MAX. 60%
SITE COVERAGE CAL.	168.39/(281+160/3) = 53.57%



Drawing Title:  
**PROPOSED SITE PLAN & RETAINING WALL PLAN**

Project Details:  
**11A Wyndham Street, St James, WA 6102**

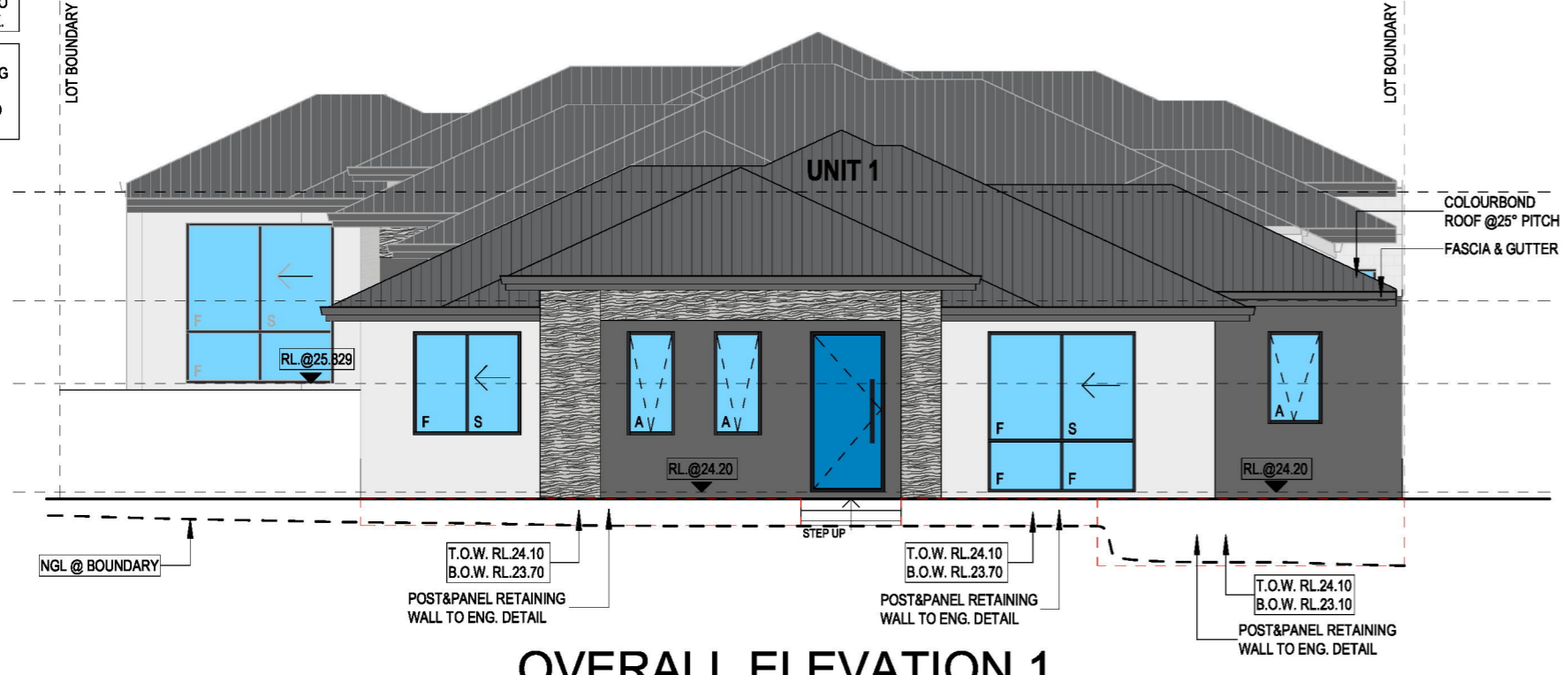
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 Drawn: [Signature] JW006  
 Scale: As indicated Dwg No. Rev. A001  
 Checked: Checker Paper: A2

**PROPOSED SITE PLAN & RETAINING WALL PLAN**  
SCALE: 1: 100

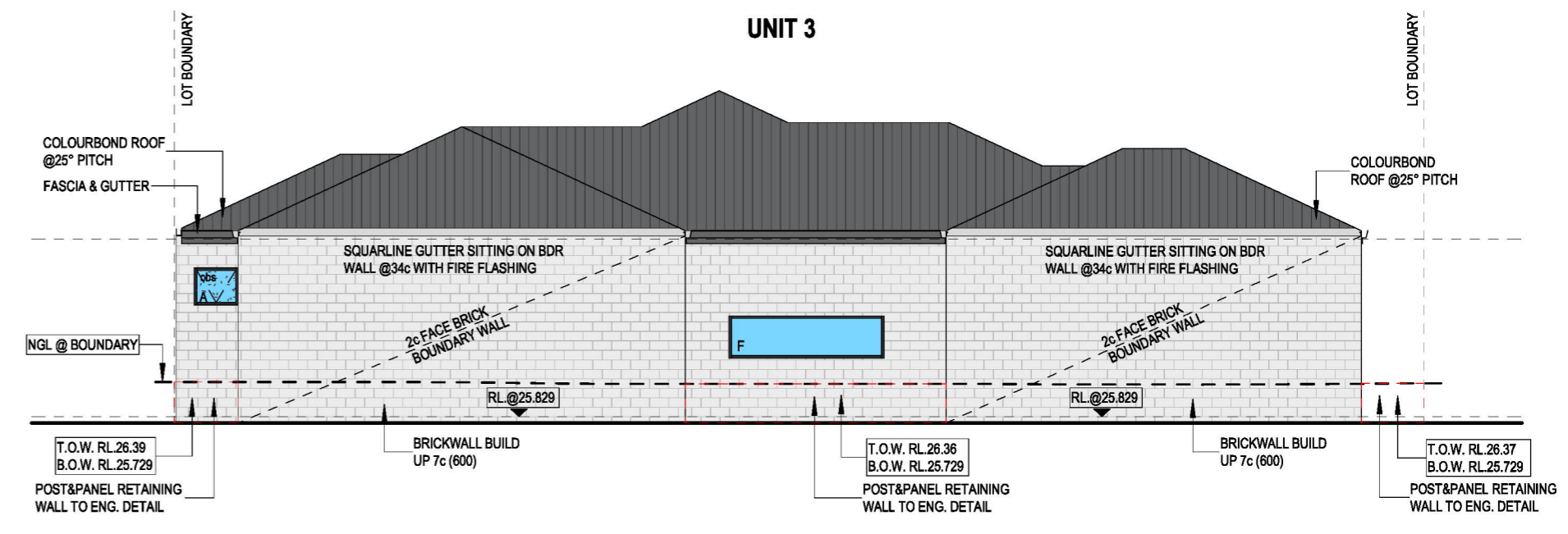
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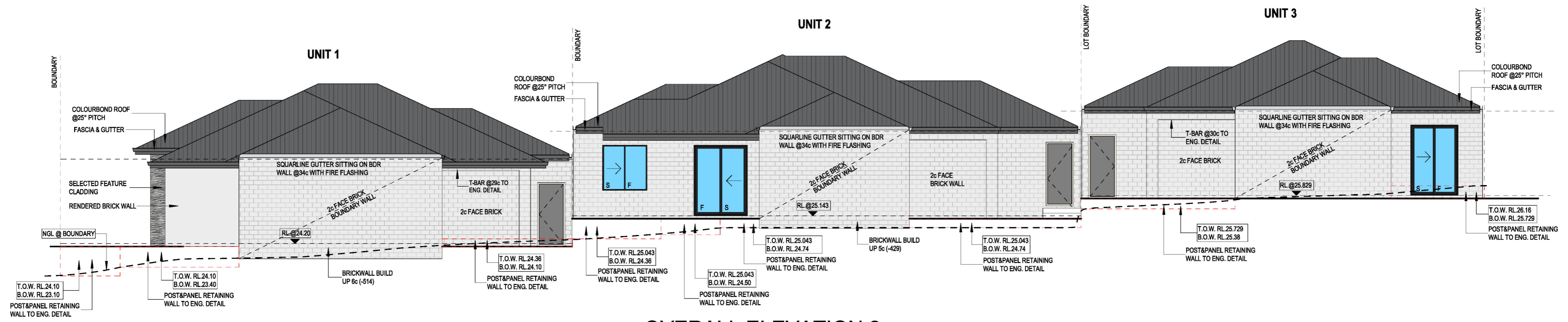
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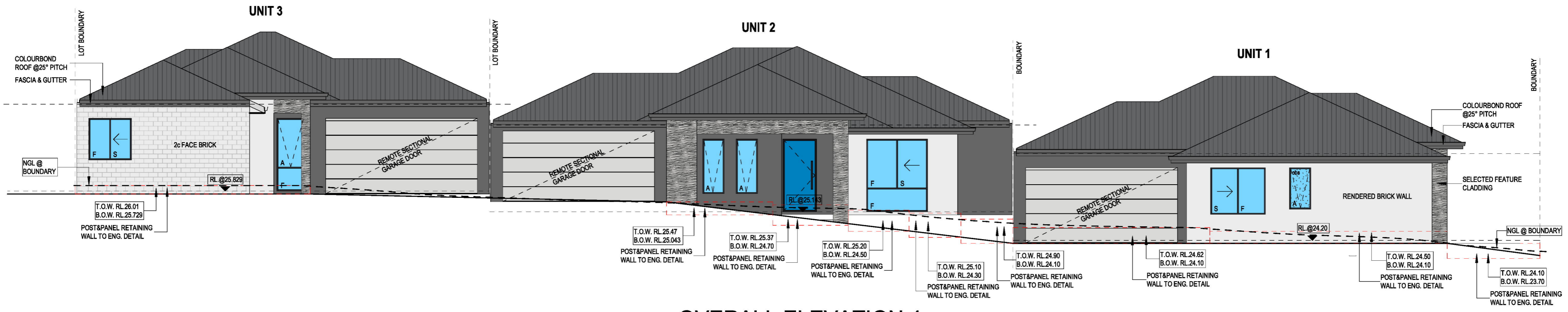
**OVERALL ELEVATION 1**  
SCALE: 1 : 100



**OVERALL ELEVATION 3**  
SCALE: 1 : 100



**OVERALL ELEVATION 2**  
SCALE: 1 : 100



**OVERALL ELEVATION 4**  
SCALE: 1 : 100



**ISSUED FOR PLANNING APPROVAL**

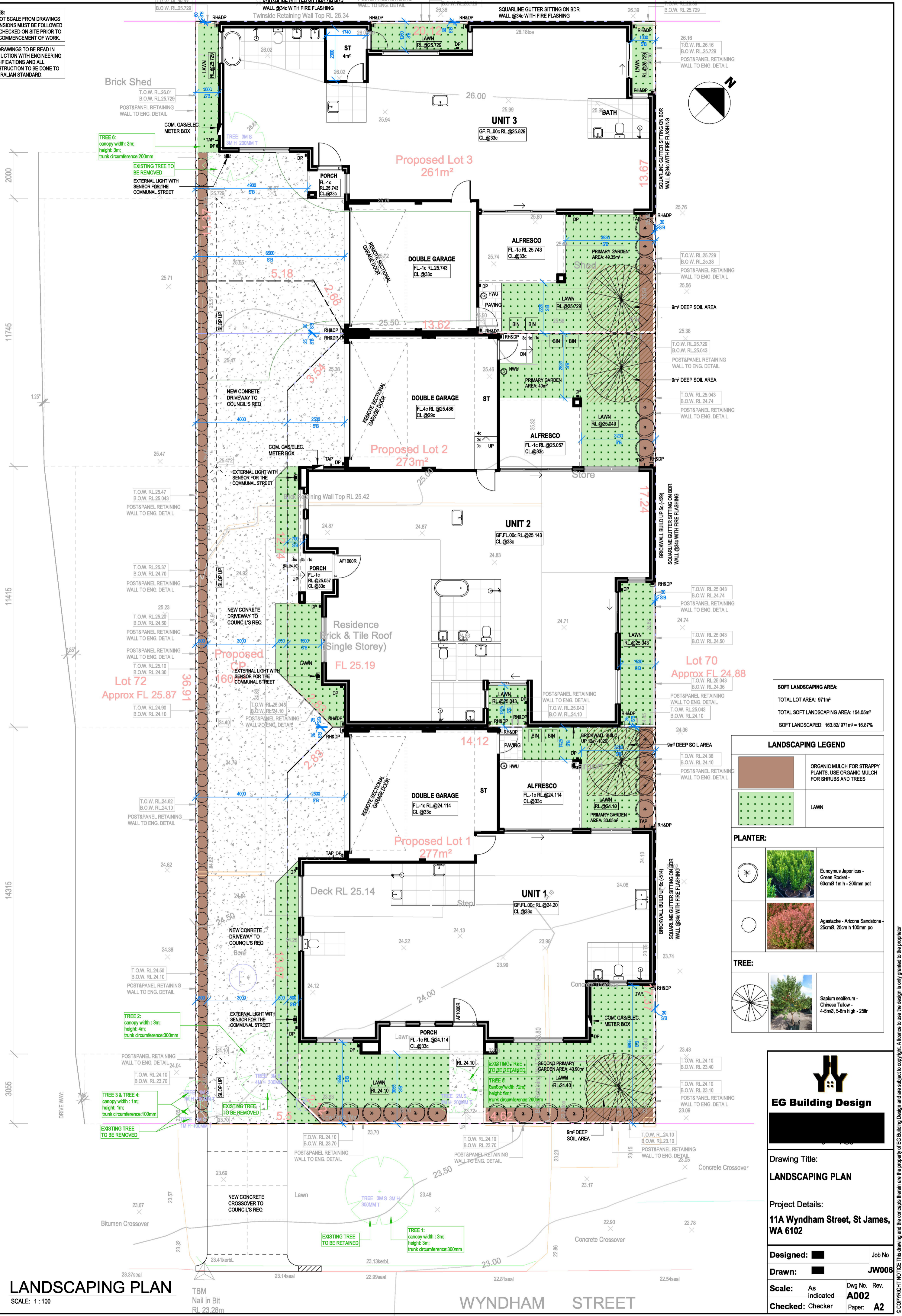
Client:

Drawing Title:  
**OVERALL ELEVATIONS**

Project Details:  
**11A Wyndham Street, St James, WA 6102**

Designed: [ ]	Job No <b>JW006</b>
Drawn: [ ]	Dwg No. <b>A005</b>
Scale: As indicated	Rev.
Checked:	Paper: A2
Plot Info: 4/04/2026 11:32:30 PM	REV Description Date

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**SOFT LANDSCAPING AREA:**  
TOTAL LOT AREA: 971m<sup>2</sup>  
TOTAL SOFT LANDSCAPING AREA: 154.05m<sup>2</sup>  
SOFT LANDSCAPED: 163.82/971m<sup>2</sup> = 16.87%

LANDSCAPING LEGEND	
	ORGANIC MULCH FOR STRAPPY PLANTS. USE ORGANIC MULCH FOR SHRUBS AND TREES
	LAWN
PLANTER:	
	 Eucyomys japonicus - Green Rocket - 60cmØ 1m h - 200mm pot
	 Agastache - Arizona Sandstone - 25cmØ, 25cm h 100mm po
TREE:	
	 Sapium sebiferum - Chinese Tallow - 4-5mØ, 5-8m high - 25tr



**Drawing Title:**  
**LANDSCAPING PLAN**

**Project Details:**  
**11A Wyndham Street, St James, WA 6102**

**Designed:** [Signature] **Job No:** [Blank]  
**Drawn:** [Signature] **JW006**  
**Scale:** As indicated **Dwg No. Rev. A002**  
**Checked:** Checker **Page: A2**

**LANDSCAPING PLAN**  
SCALE: 1:100

**WYNDHAM STREET**

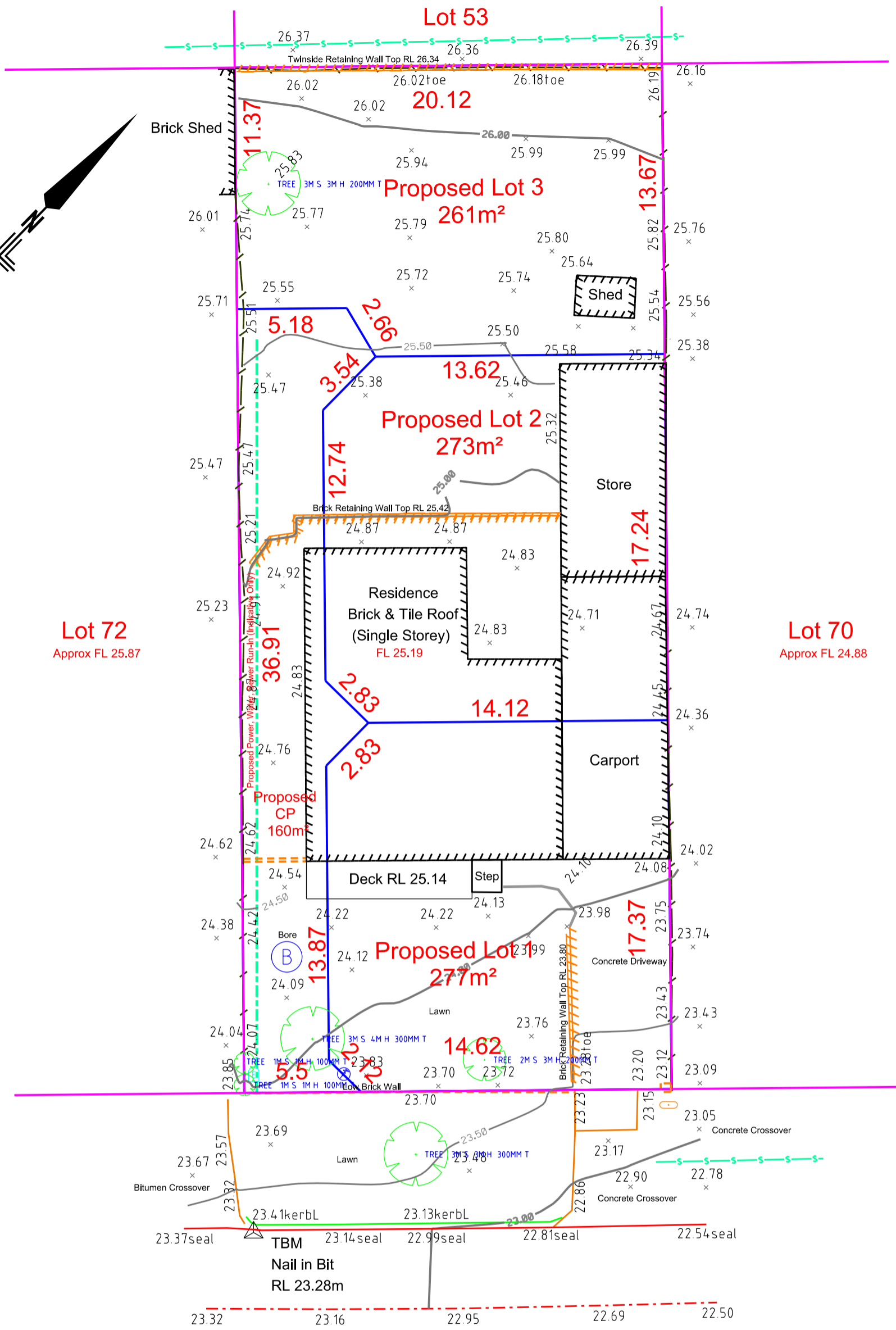
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**NOTE:** BOUNDARIES MAY NOT ON CORRECT ALIGNMENT, OVERLAID FOR ILLUSTRATION PURPOSES ONLY. REPEG REQUIRED TO ESTABLISH CORRECT BOUNDARIES

**NOTE:** SEWER NOT LOCATED. DETAILS PLOTTED FROM WATER CORP. INFORMATION

**NOTE:** PLEASE CHECK TITLE FOR EASEMENTS AND NOTIFICATIONS



**WYNDHAM STREET**  
**< Total Site Clear >**

- |     |                               |   |                  |       |                          |
|-----|-------------------------------|---|------------------|-------|--------------------------|
| △   | Temporary Bench Mark          | ⊗ | Gas Meter        | —     | Gate                     |
| ×   | Natural Surface (Spot Height) | ⊕ | Power Meter      | ▤     | Building                 |
| +FL | Floor Level                   | ⊙ | Green Dome       | - - - | Verendah                 |
| ⊕   | Power Pole                    | ⊗ | Tree             | —     | Sewer                    |
| ⊕   | Telstra Pit - Centre          | — | Driveway - Edge  | —     | Road Sealed - Edge       |
| ⊕   | Water Meter                   | — | Brick Wall (Toe) | —     | Kerb                     |
| ⊕   | Water Valve                   | — | Fence            | —     | Road Sealed - Centreline |
| ⊕   | Hydrant - Ground              | — | Footpath         | —     | Proposed Boundary        |

No. of existing lot = 1  
 No of proposed lot = 4  
 Total Area = 971m²  
 Proposed Lot 1 = 277m²  
 Proposed Lot 2 = 273m²  
 Proposed Lot 3 = 261m²  
 Proposed CP = 160m²  
 Dimensions and Areas are Subject to Survey  
 All existing buildings and outstructures to be demolished

SERVICE RECORD	WATER	SEWER	GAS	TELSTRA	POWER
LOCATED	✓	✓		✓	✓
AVAILABLE			✓		
NO SERVICE					



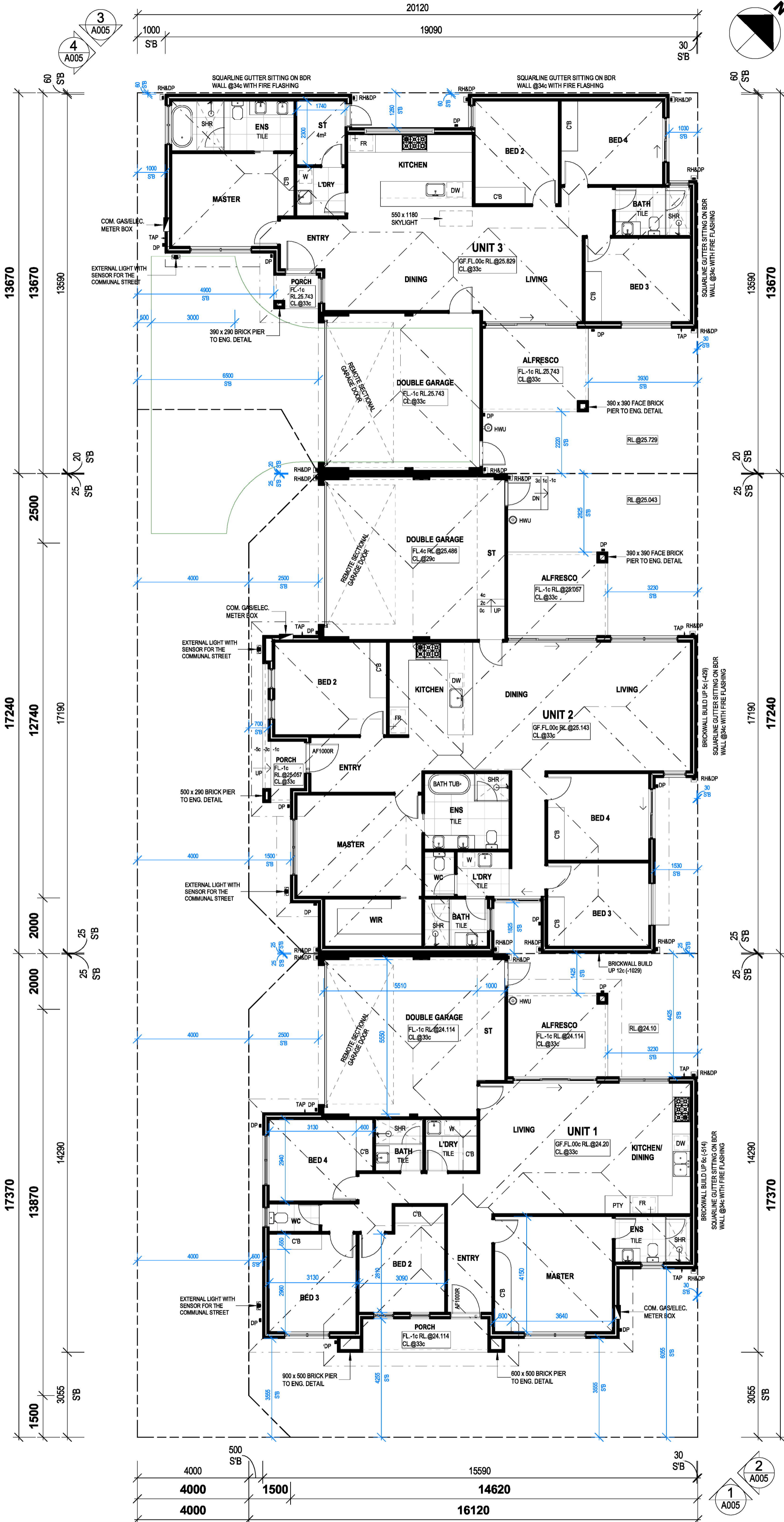
**Multich Surveys**

**Proposed Survey-Strata Subdivision**

11 Wyndham St  
 Lot 71 on P 1995  
 ST JAMES

Surveyed	S. C	10/07/2025	Datum / Grid Arbitrary	
Zoning	R30	CT 1098/896	Height Datum AHD (WC SEW MH W8043)	
Local Authority	Town of Victoria Park	Revision	1	Scale 1:200 @ A3
Drawing Number 20405-01				

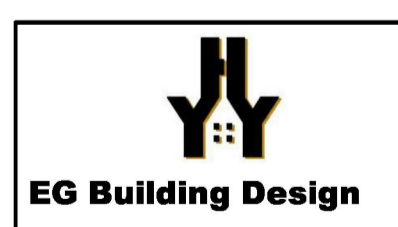
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AUSTRALIAN STANDARD.



BUILDING AREA	
PROPOSED HOUSE - UNIT 3	
GROUND FLOOR	
GROUND FLOOR AREA	130.06m <sup>2</sup>
GARAGE	34.33m <sup>2</sup>
STORE	4.00m <sup>2</sup>
PORCH	1.92m <sup>2</sup>
ALFRESCO	11.40m <sup>2</sup>
<b>TOTAL PROPOSED HOUSE</b>	<b>181.71m<sup>2</sup></b>
ROOF AREA ON FLAT: 183.89m <sup>2</sup>	

BUILDING AREA	
PROPOSED HOUSE - UNIT 2	
GROUND FLOOR	
GROUND FLOOR AREA	152.69m <sup>2</sup>
GARAGE + STORE	40.94m <sup>2</sup>
PORCH	2.55m <sup>2</sup>
ALFRESCO	10.80m <sup>2</sup>
<b>TOTAL PROPOSED HOUSE</b>	<b>206.98m<sup>2</sup></b>
ROOF AREA ON FLAT: 215.28m <sup>2</sup>	

BUILDING AREA	
PROPOSED HOUSE - UNIT 1	
GROUND FLOOR	
GROUND FLOOR AREA	124.61m <sup>2</sup>
GARAGE + STORE	38.90m <sup>2</sup>
PORCH	5.41m <sup>2</sup>
ALFRESCO	10.80m <sup>2</sup>
<b>TOTAL PROPOSED HOUSE</b>	<b>179.72m<sup>2</sup></b>
ROOF AREA ON FLAT: 196.72m <sup>2</sup>	



Drawing Title:  
**OVERALL GROUND FLOOR PLAN**

Project Details:  
**11A Wyndham Street, St James, WA 6102**

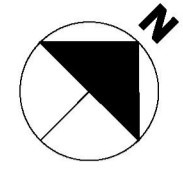
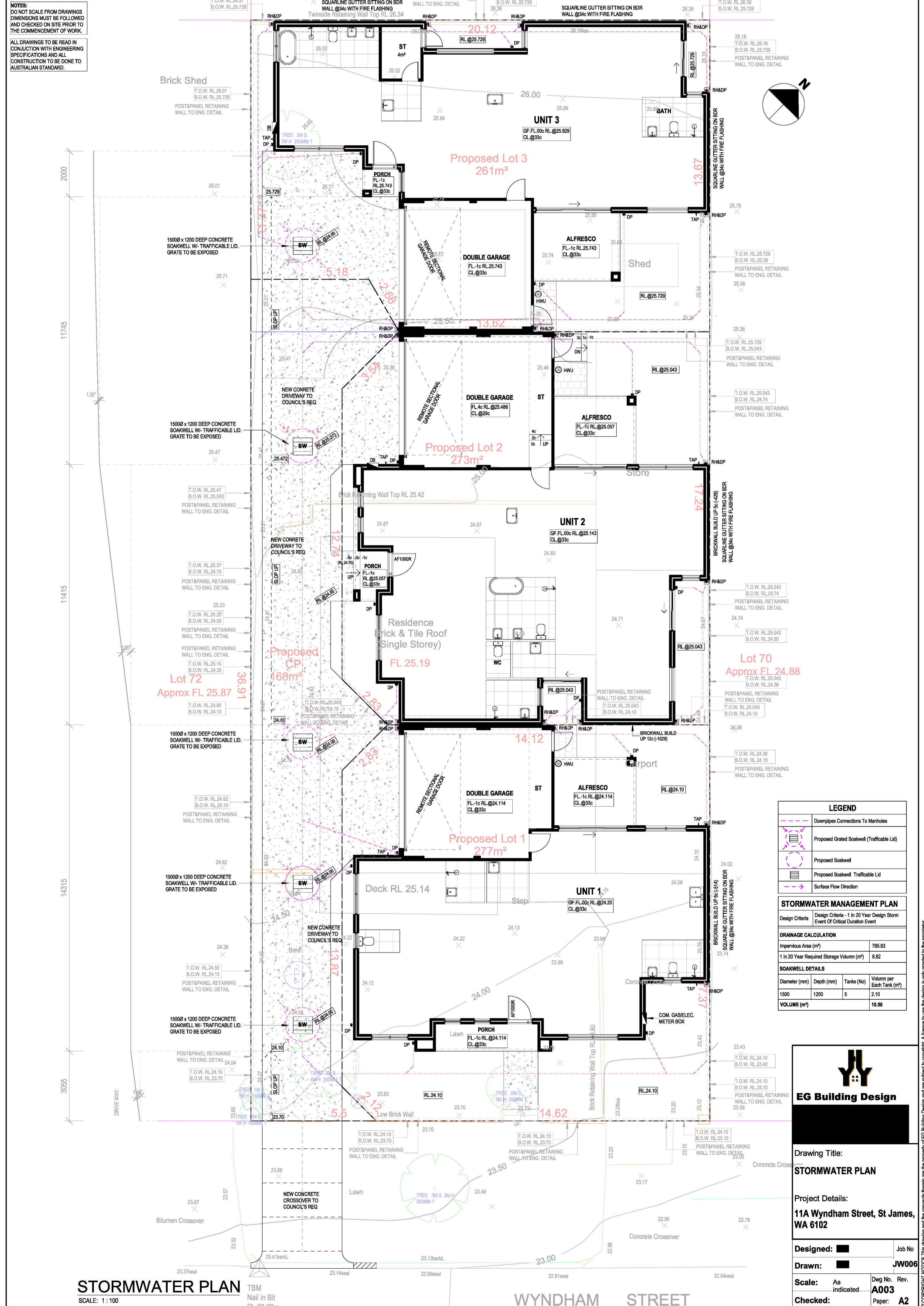
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 Drawn: [Signature] JW006  
 Scale: As indicated Dwg No. Rev. A004  
 Checked: [Signature] Paper: A2

**OVERALL GROUND FLOOR PLAN**  
SCALE: 1:100

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LEGEND	
	Downpipes Connections To Manholes
	Proposed Grated Soakwell (Trafficable Lid)
	Proposed Soakwell
	Proposed Soakwell Trafficable Lid
	Surface Flow Direction

STORMWATER MANAGEMENT PLAN	
Design Criteria	Design Criteria - 1 In 20 Year Design Storm Event Of Critical Duration Event
<b>DRAINAGE CALCULATION</b>	
Impervious Area (m <sup>2</sup> )	785.83
1 In 20 Year Required Storage Volume (m <sup>3</sup> )	9.82
<b>SOAKWELL DETAILS</b>	
Diameter (mm)	1500
Depth (mm)	1200
Tanks (No)	5
Volume per Each Tank (m <sup>3</sup> )	2.10
<b>VOLUME (m<sup>3</sup>)</b>	<b>10.50</b>



**Drawing Title:**  
**STORMWATER PLAN**

**Project Details:**  
**11A Wyndham Street, St James, WA 6102**

**Designed:** [Signature] **Job No:** [Blank]

**Drawn:** [Signature] **JW006**

**Scale:** As indicated **Dwg No. Rev. A003**

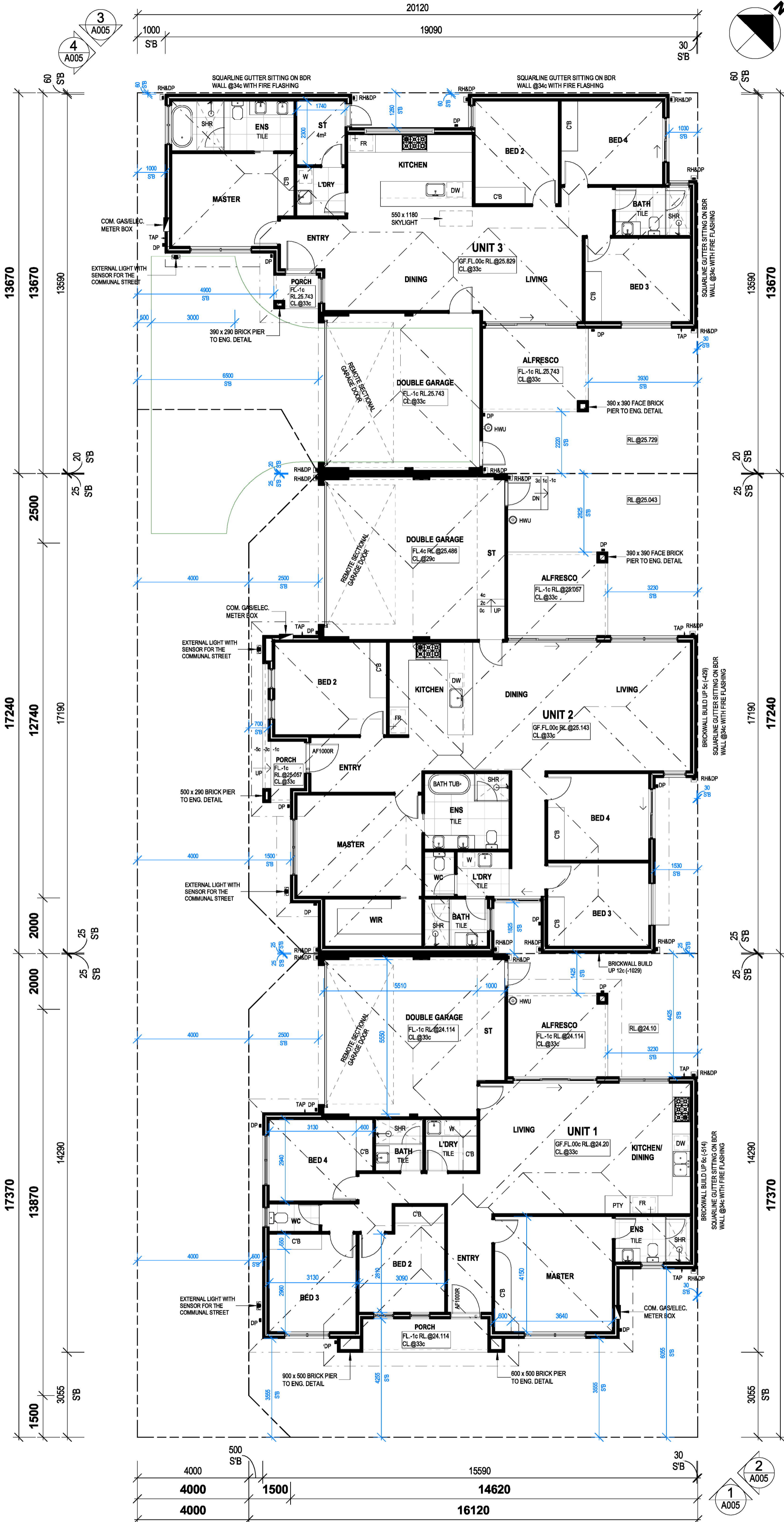
**Checked:** [Signature] **Paper: A2**

**STORMWATER PLAN**  
SCALE: 1:100

**WYNDHAM STREET**

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BUILDING AREA	
PROPOSED HOUSE - UNIT 3	
GROUND FLOOR	
GROUND FLOOR AREA	130.06m <sup>2</sup>
GARAGE	34.33m <sup>2</sup>
STORE	4.00m <sup>2</sup>
PORCH	1.92m <sup>2</sup>
ALFRESCO	11.40m <sup>2</sup>
<b>TOTAL PROPOSED HOUSE</b>	<b>181.71m<sup>2</sup></b>
ROOF AREA ON FLAT: 183.89m <sup>2</sup>	

BUILDING AREA	
PROPOSED HOUSE - UNIT 2	
GROUND FLOOR	
GROUND FLOOR AREA	152.69m <sup>2</sup>
GARAGE + STORE	40.94m <sup>2</sup>
PORCH	2.55m <sup>2</sup>
ALFRESCO	10.80m <sup>2</sup>
<b>TOTAL PROPOSED HOUSE</b>	<b>206.98m<sup>2</sup></b>
ROOF AREA ON FLAT: 215.28m <sup>2</sup>	

BUILDING AREA	
PROPOSED HOUSE - UNIT 1	
GROUND FLOOR	
GROUND FLOOR AREA	124.61m <sup>2</sup>
GARAGE + STORE	38.90m <sup>2</sup>
PORCH	5.41m <sup>2</sup>
ALFRESCO	10.80m <sup>2</sup>
<b>TOTAL PROPOSED HOUSE</b>	<b>179.72m<sup>2</sup></b>
ROOF AREA ON FLAT: 196.72m <sup>2</sup>	

# OVERALL GROUND FLOOR PLAN

SCALE: 1:100



**EG Building Design**

Drawing Title:  
**OVERALL GROUND FLOOR PLAN**

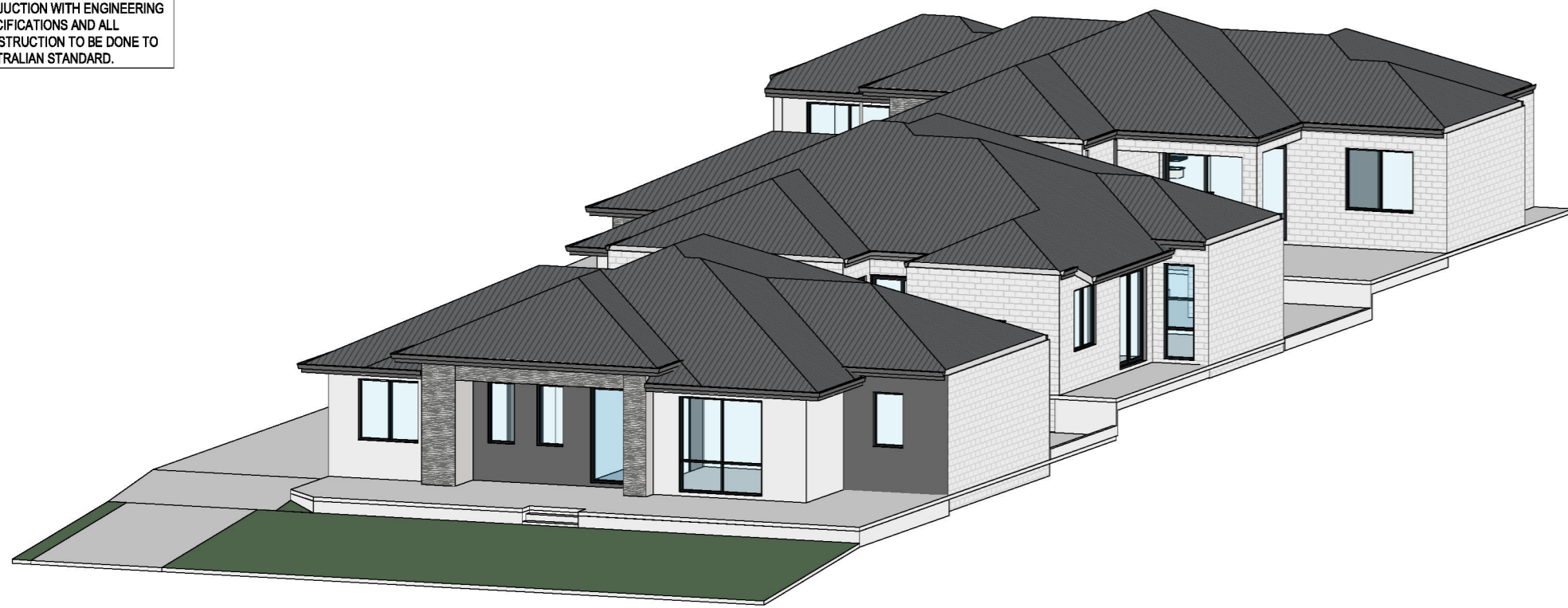
Project Details:  
**11A Wyndham Street, St James, WA 6102**

Designed: [Signature]	Job No
Drawn: [Signature]	<b>JW006</b>
Scale: As indicated	Dwg No. Rev. <b>A004</b>
Checked: [Signature]	Paper: <b>A2</b>

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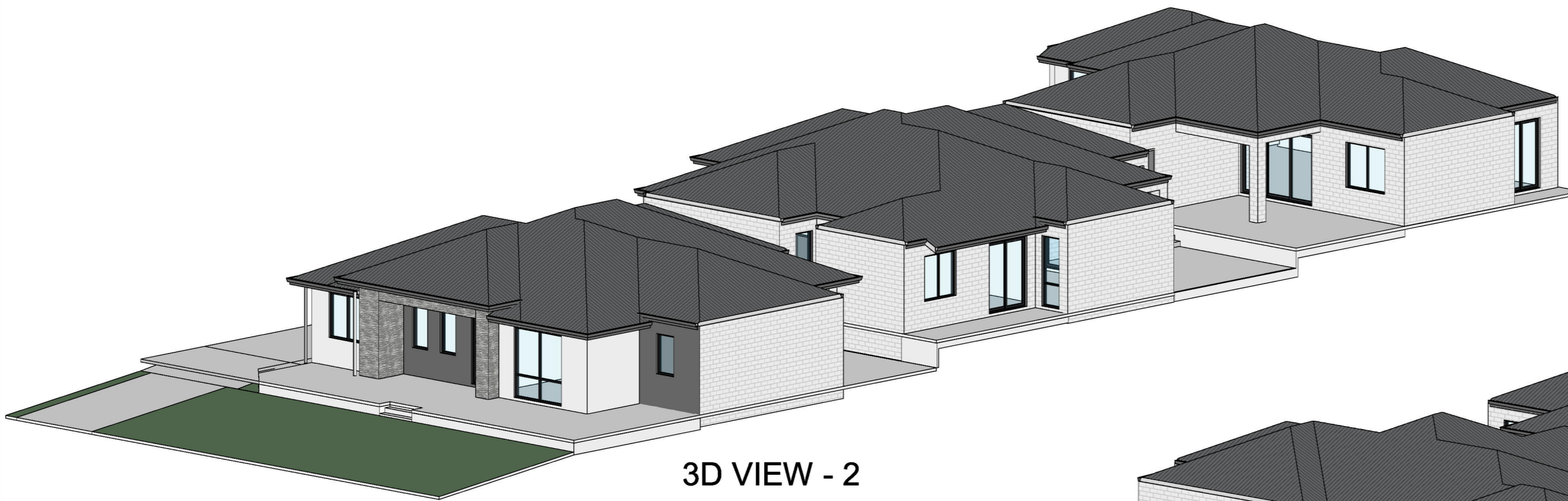
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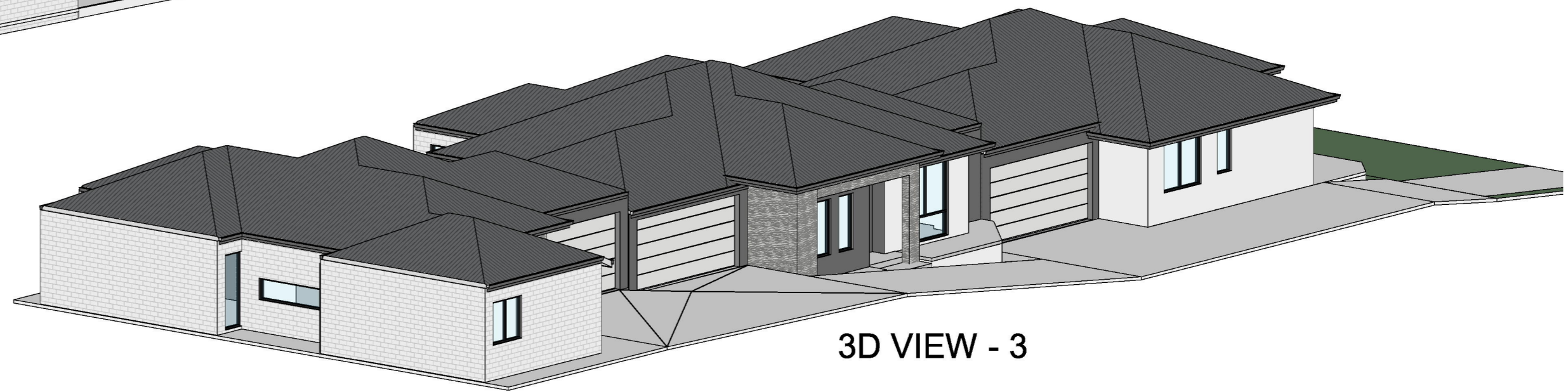
3D VIEW - 1



3D VIEW - 5



3D VIEW - 2



3D VIEW - 3



3D VIEW - 4



**EG Building Design**

**ISSUED FOR PLANNING APPROVAL**

Client:

Drawing Title:

**3D VIEWS**

Project Details:

**11A Wyndham Street, St James, WA 6102**

Designed: [Redacted]

Drawn: [Redacted]

Scale: 1 : 50

Checked:

Plot Info: 4/04/2026 11:32:32 PM

Job No

**JW006**

Dwg No.

**A006**

Rev.

Paper: A2

REV

Description

Date

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3  
A102

4  
A102



BUILDING AREA	
<b>PROPOSED HOUSE - UNIT 1</b>	
<b>GROUND FLOOR</b>	
GROUND FLOOR AREA	124.61m <sup>2</sup>
GARAGE + STORE	38.90m <sup>2</sup>
PORCH	5.41m <sup>2</sup>
ALFRESCO	10.80m <sup>2</sup>
<b>TOTAL PROPOSED HOUSE</b>	<b>179.72m<sup>2</sup></b>
ROOF AREA ON FLAT: 196.72m <sup>2</sup>	

## UNIT 1 - GROUND FLOOR PLAN

SCALE: 1 : 100



Drawing Title:  
**UNIT 1 - GROUND FLOOR PLAN**

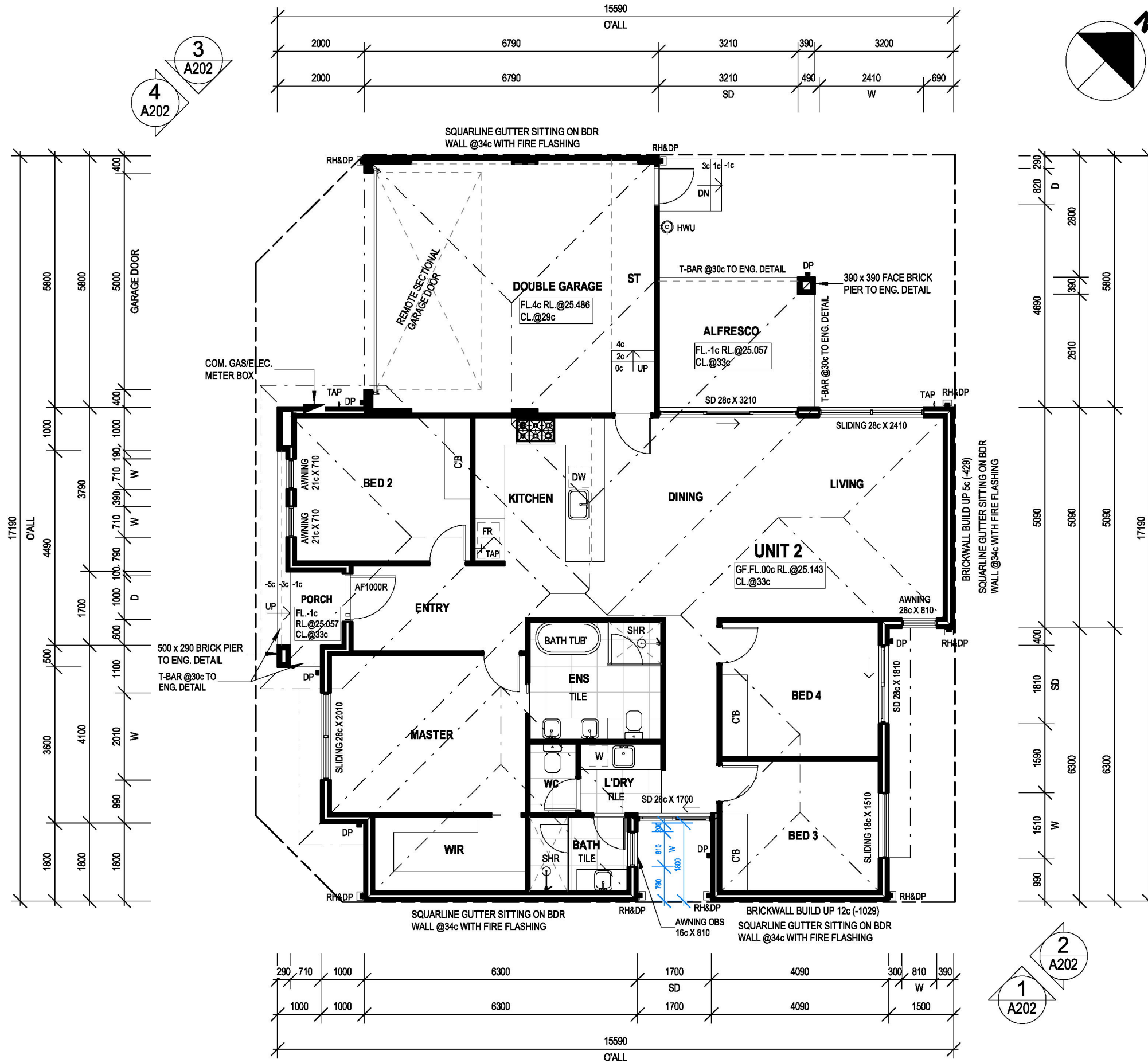
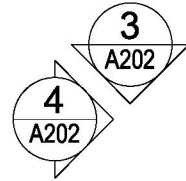
Status:  
**ISSUED FOR PLANNING APPROVAL**

Designed: [Redacted] Job No  
Drawn: [Redacted] **JW006**  
Checked: [Redacted] Dwg No. Rev.  
Scale: As **A101**  
indicated Paper: A3



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BUILDING AREA	
PROPOSED HOUSE - UNIT 2	
GROUND FLOOR	
GROUND FLOOR AREA	152.69m <sup>2</sup>
GARAGE + STORE	40.94m <sup>2</sup>
PORCH	2.55m <sup>2</sup>
ALFRESCO	10.80m <sup>2</sup>
<b>TOTAL PROPOSED HOUSE</b>	<b>206.98m<sup>2</sup></b>
ROOF AREA ON FLAT: 215.28m <sup>2</sup>	

## UNIT 2 - GROUND FLOOR PLAN

SCALE: 1 : 100



Drawing Title:  
**UNIT 2 - GROUND FLOOR PLAN**

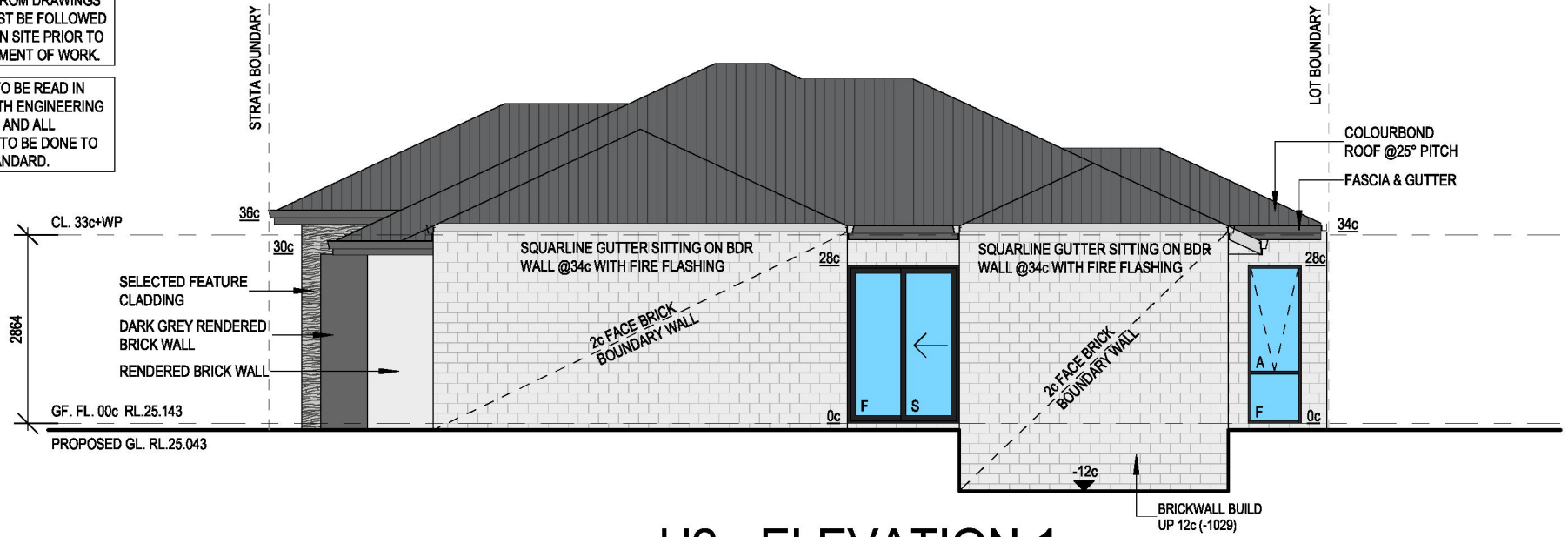
Status:  
**ISSUED FOR PLANNING APPROVAL**

Designed: [Redacted] Job No  
Drawn: [Redacted] **JW006**  
Checked: [Redacted] Dwg No. Rev.  
Scale: As **A201**  
indicated Paper: A3

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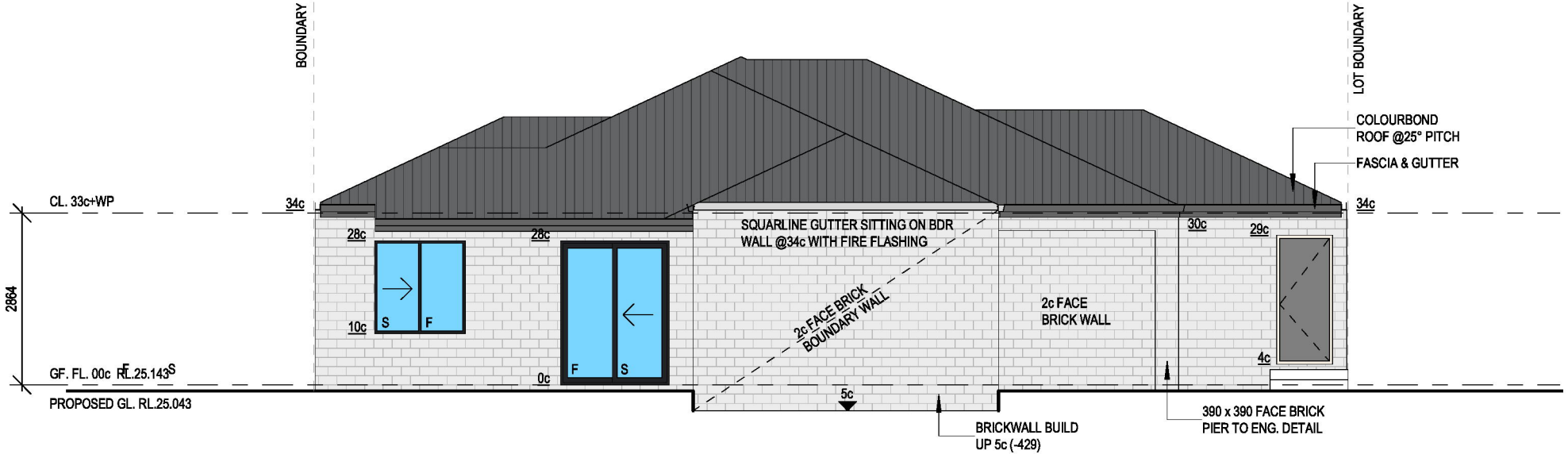
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## U2 - ELEVATION 1

SCALE: 1 : 100



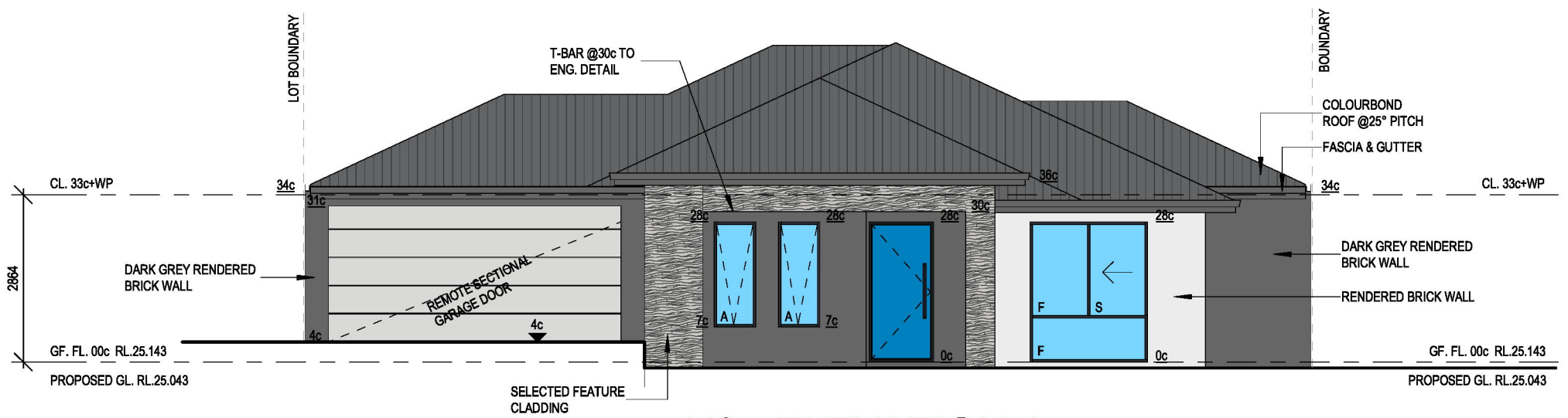
## U2 - ELEVATION 2

SCALE: 1 : 100



## U2 - ELEVATION 3

SCALE: 1 : 100



## U2 - ELEVATION 4

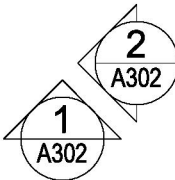
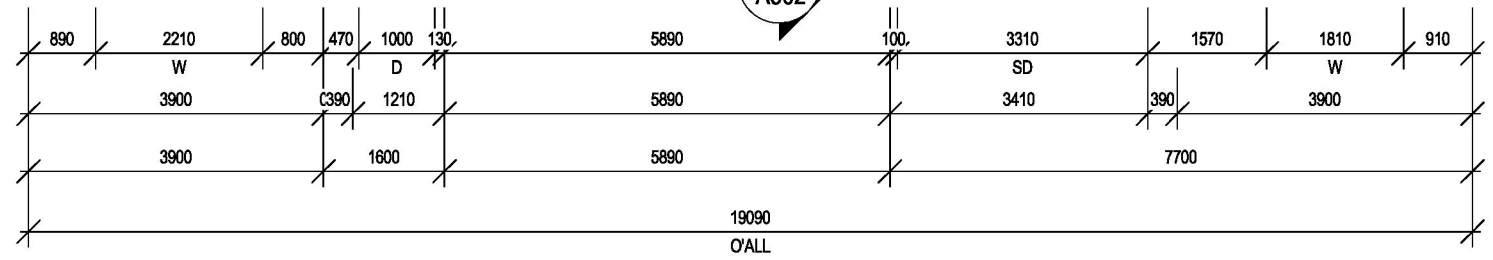
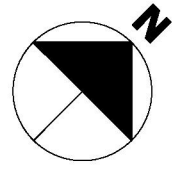
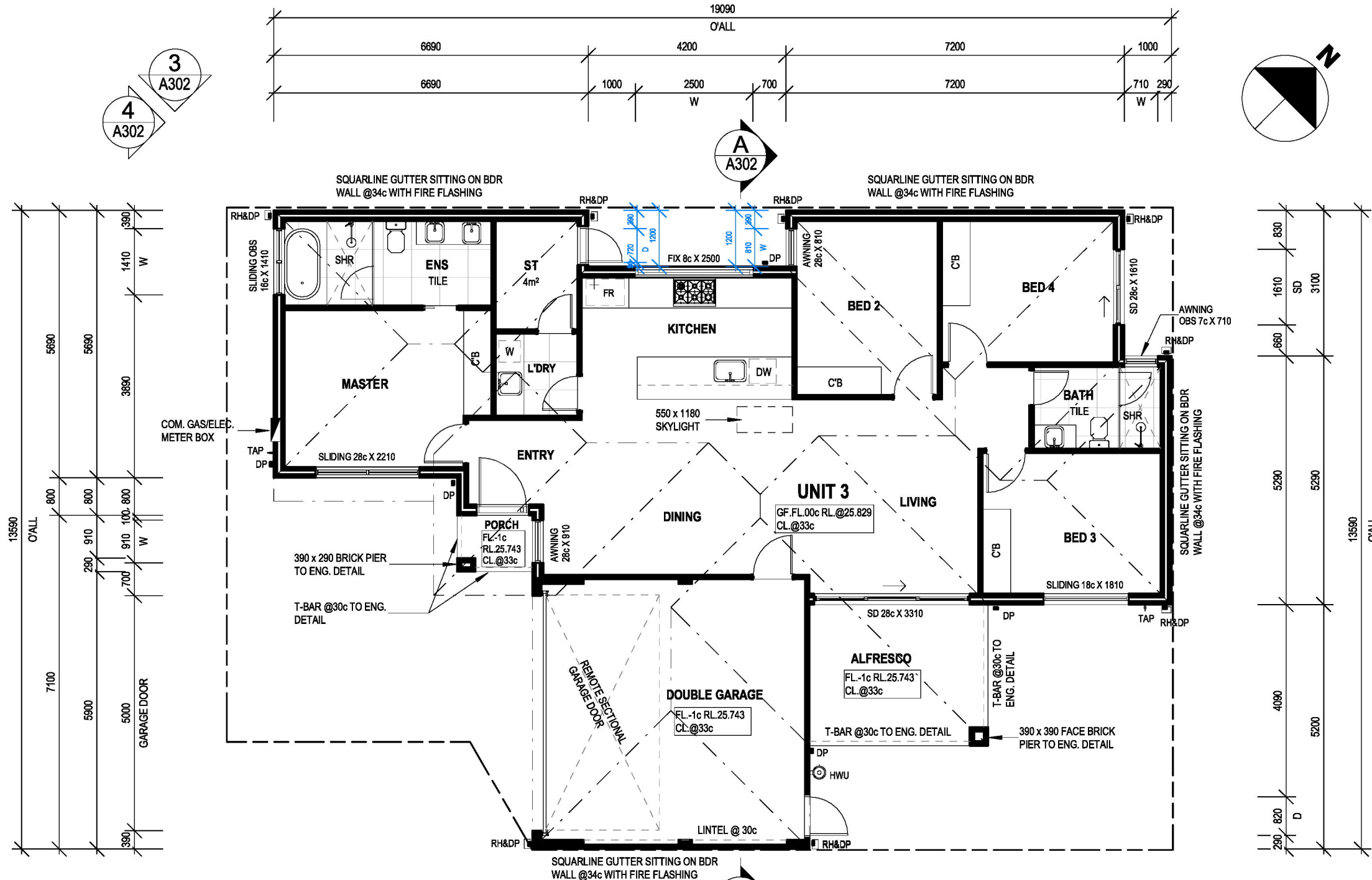
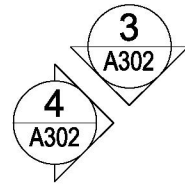
SCALE: 1 : 100

 <b>EG Building Design</b>	Drawing Title:	UNIT 2 - ELEVATIONS	Status:	Designed: <input checked="" type="checkbox"/>	Job No:	JW006
	Client / Project:	11A Wyndham Street, St James, WA 6102	Drawn: <input checked="" type="checkbox"/>	Checked: <input type="checkbox"/>	Dwg No.:	A202
			Scale: As indicated	Plot Info: 4/04/2026 11:38:52 PM	Rev.:	
					Paper: A3	
					Rev	Description

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THE COMMENCEMENT OF WORK.

ALL DRAWINGS TO BE READ IN  
CONJUNCTION WITH ENGINEERING  
SPECIFICATIONS AND ALL  
CONSTRUCTION TO BE DONE TO  
AUSTRALIAN STANDARD.



# UNIT 3 - GROUND FLOOR PLAN

SCALE: 1 : 100

BUILDING AREA	
<b>PROPOSED HOUSE - UNIT 3</b>	
<b>GROUND FLOOR</b>	
GROUND FLOOR AREA	130.06m <sup>2</sup>
GARAGE	34.33m <sup>2</sup>
STORE	4.00m <sup>2</sup>
PORCH	1.92m <sup>2</sup>
ALFRESCO	11.40m <sup>2</sup>
<b>TOTAL PROPOSED HOUSE</b>	<b>181.71m<sup>2</sup></b>
ROOF AREA ON FLAT: 183.89m <sup>2</sup>	



Ac  
Te  
E

Drawing Title:  
**UNIT 3 - GROUND FLOOR PLAN**

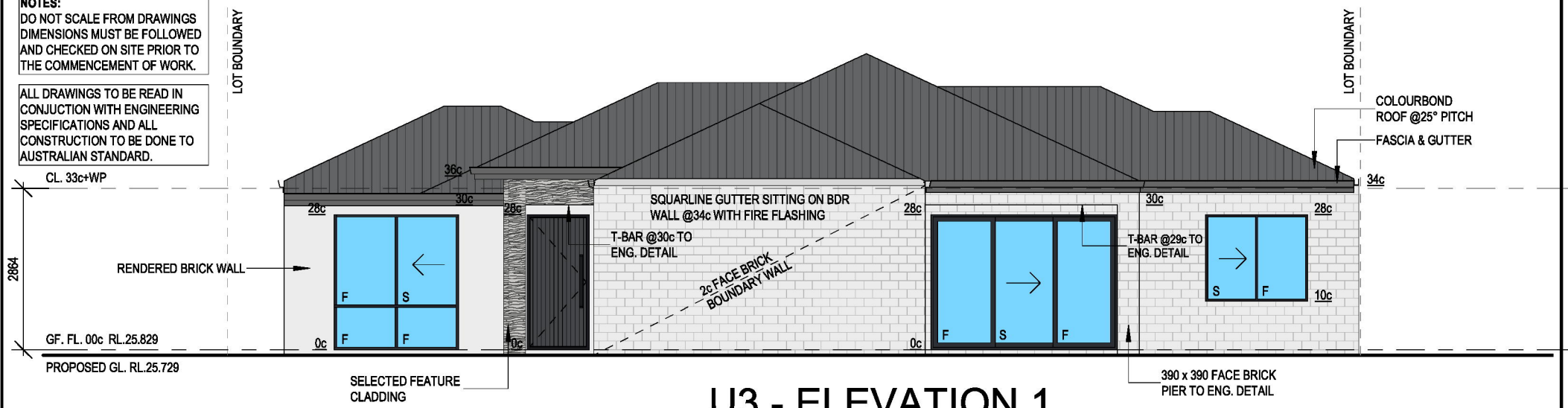
Status:  
**ISSUED FOR PLANNING APPROVAL**

Designed: Author	Job No
Drawn: Author	<b>JW006</b>
Checked:	Dwg No. Rev.
Scale: As indicated	<b>A301</b>
	Paper: A3

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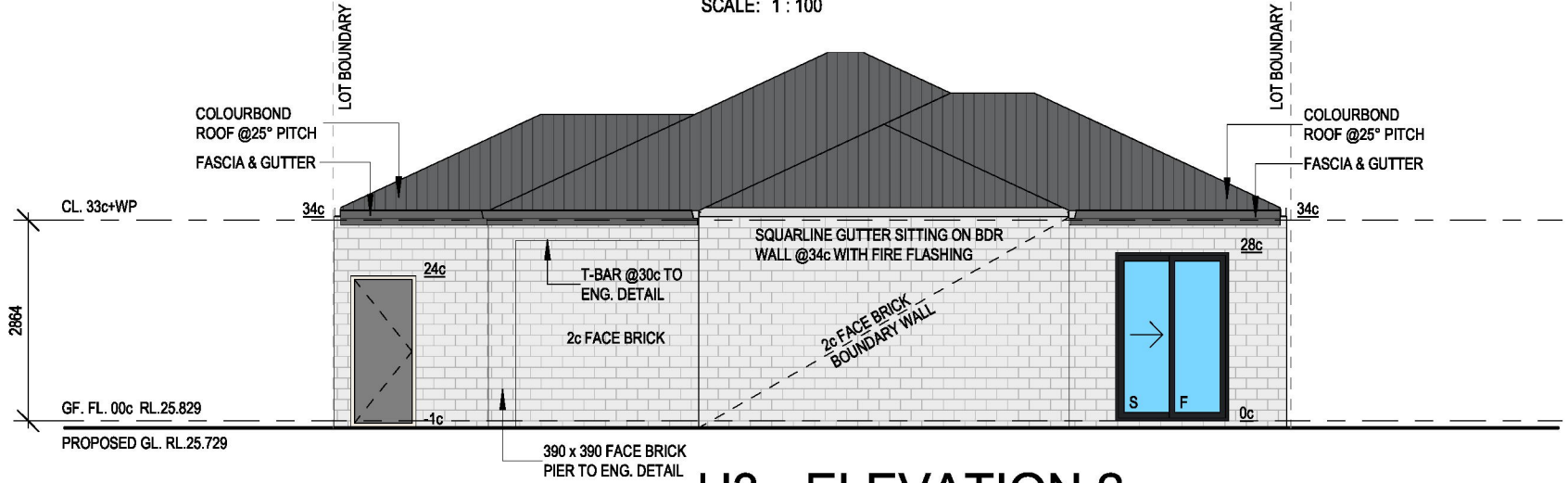
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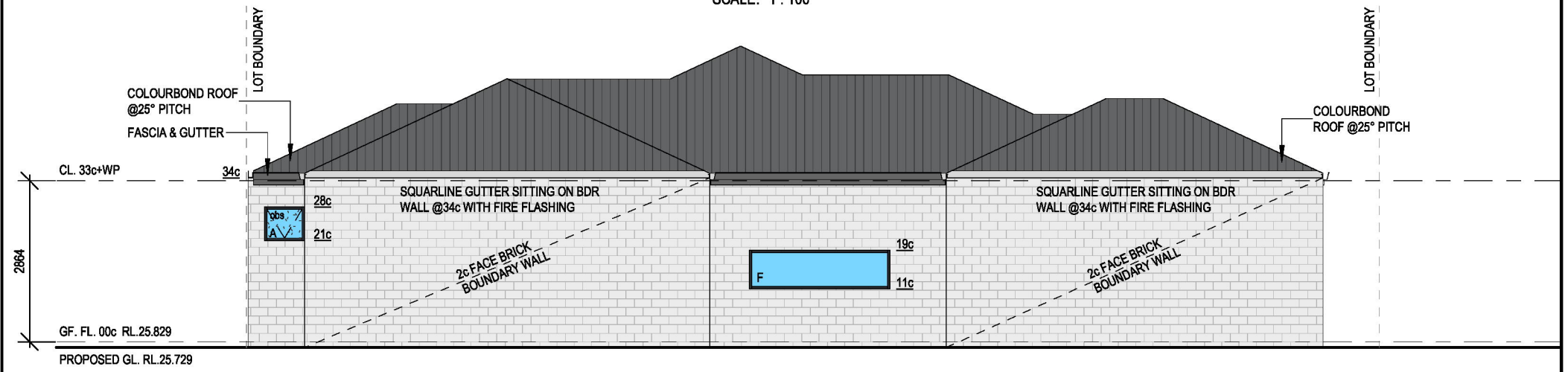
### U3 - ELEVATION 1

SCALE: 1 : 100



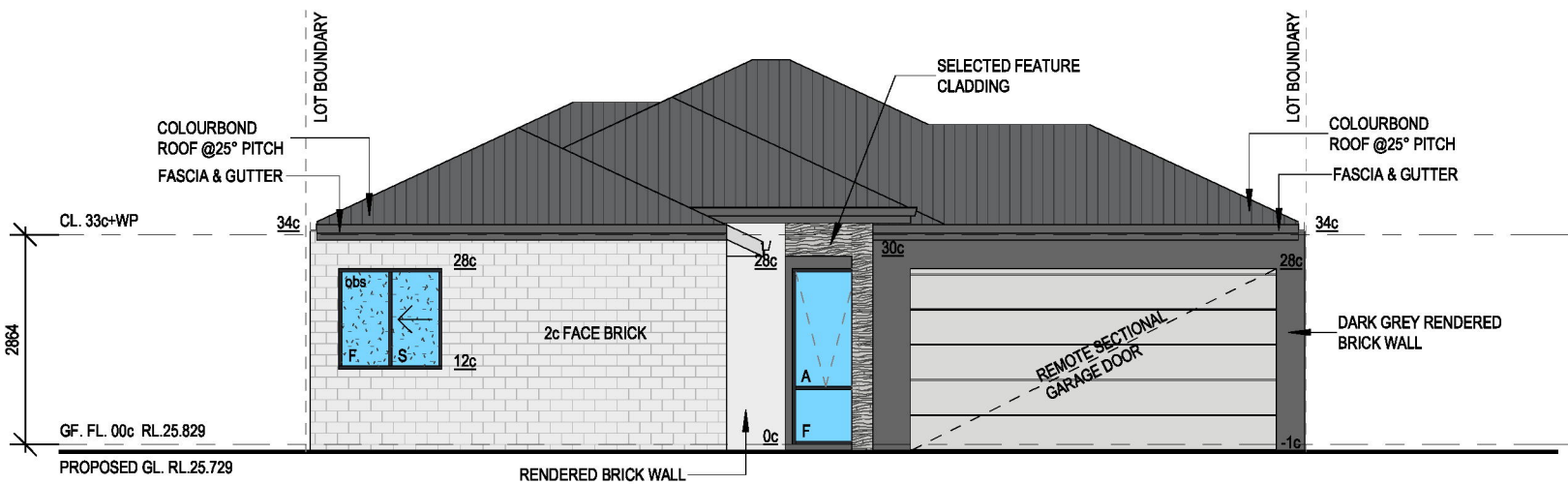
### U3 - ELEVATION 2

SCALE: 1 : 100



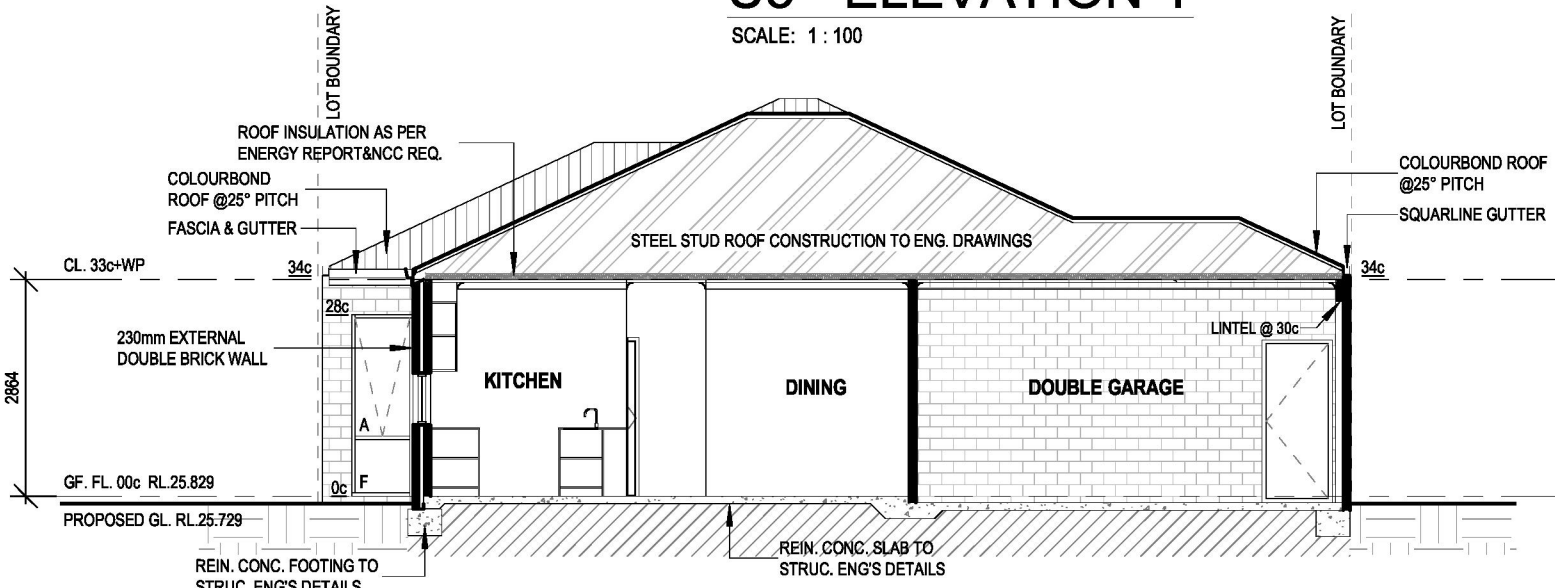
### U3 - ELEVATION 3

SCALE: 1 : 100



### U3 - ELEVATION 4

SCALE: 1 : 100



### UNIT 3 - SECTION A-A

SCALE: 1 : 100

**EG Building Design**

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Drawing Title:  
**UNIT 3 - ELEVATIONS & SECTION**

Project Details:  
**11A Wyndham Street, St James, WA 6102**

Designed: [Redacted] Job No  
Drawn: [Redacted] **JW006**  
Checked: [Redacted] Dwg No. Rev.  
Scale: As indicated **A302**  
Paper: A3

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September 26<sup>th</sup>, 2025

## Justification Letter

Dear Sir/ Madam,

We would like to apply for a Development Approval for #**11A WYNDHAM ST, ST JAMES 6102**. We would like to build three grouped single-story residential houses with is double brick construction.

As stated in the State Planning Policy 7.3 Residential Design Codes Volume 1, Part C, Clause 1.1 Private open space, Table 1.1a, the site greater than 220m<sup>2</sup>, for grouped dwellings, minimum 40m<sup>2</sup> primary garden area per dwelling with 3m minimum dimension to be provided behind the primary street setback. the site between 191 - 220m<sup>2</sup>, for grouped dwellings, minimum 35m<sup>2</sup> primary garden area per dwelling with 3m minimum dimension to be provided behind the primary street setback. In our design, 30.05m<sup>2</sup> primary garden area and 40.90m<sup>2</sup> secondary primary garden area are provided for LOT 1; 40.0m<sup>2</sup> primary garden area are provided for LOT 2, and 40.35m<sup>2</sup> primary garden area are provided for LOT 3, are in accordance with the requirements.

As stated in the State Planning Policy 7.3 Residential Design Codes Volume 1, Part C, Clause 1.2 Trees and Landscaping, a minimum 15% soft landscaping per site with a minimum dimension of 1m to be provided. The primary street setback area is to provide a minimum 30% soft. In our design, the soft landscaping area is 15.87% of the site, is in accordance with the requirements, the number of trees to be planted in accordance with the requirements.

As stated in the State Planning Policy 7.3 Residential Design Codes Volume 1, Part C, Clause 3.1 Site cover, Table 3.1a, in areas coded R30, the maximum site cover is 60%. In our design, the LOT 1 site cover is 53.07%, the LOT 2 site cover is 59.33%, and the LOT 3 site cover is 53.76%, are in accordance with the requirements.

As stated in the State Planning Policy 7.3 Residential Design Codes Volume 1, Part C, Clause 3.3 Street setbacks, Table 3.3a, , in areas coded R30, the minimum setback of buildings from the primary is 4m, the primary street setback line may be reduced by up to 1m for a total of 30% of the frontage width, and/or for a porch, verandah, unenclosed balcony or equivalent the primary street setback may be reduced up to half the required primary street setback. In our design, the front setback is in accordance with the requirements.

As stated in the State Planning Policy 7.3 Residential Design Codes Volume 1, Part C, Clause 3.4 Lot boundary setbacks, Table 3.4a, buildings minimum lot boundary setback is 1.0m up to 3.5m wall height. Maximum two-thirds the length of the lot boundary the wall abuts to all lot boundaries. In our design, the total length of the boundary walls are in accordance with the requirements.

We cordially request the City takes into consideration the Development Approval, and provide a just determination.

Please do not hesitate to contact me on [REDACTED] you have any questions.

Thank you for your consideration.

Yours sincerely,

[REDACTED]

Building Designer