

22 July 2024

Planning Department
Town of East Victoria Park
99 Shepparton Road, Victoria Park,
Victoria Park, WA, 6100

Dear Sir/Madam,

**Re : Development Application
Alterations & Additions, 17 Upton Street, St James**

Please find enclosed;

1. Completed Application form,
2. Completed checklist,
3. Architectural Drawings; A 1 to A 4,
4. Colours & materials schedule,
5. Feature Survey &
6. Certificate of Title.

Description of Development

The alterations consist of a rear addition, including covered terrace, carport, shed and front deck.

Residential Design Code Variations

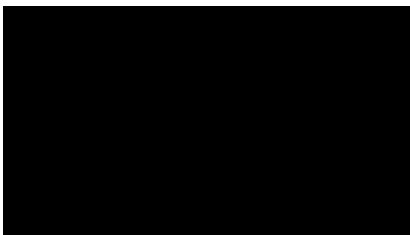
1. The proposed front deck, which is behind the primary setback line, has a setback to the southern boundary of 5.9 metres. The Residential Design Codes asks for a 7.5 metre setback. We are asking for a variation of the code due to the fact, the deck will be overlooking the neighbouring front yard. If required the southern edge of the deck can be screened with a 1.6 metre high privacy screen.

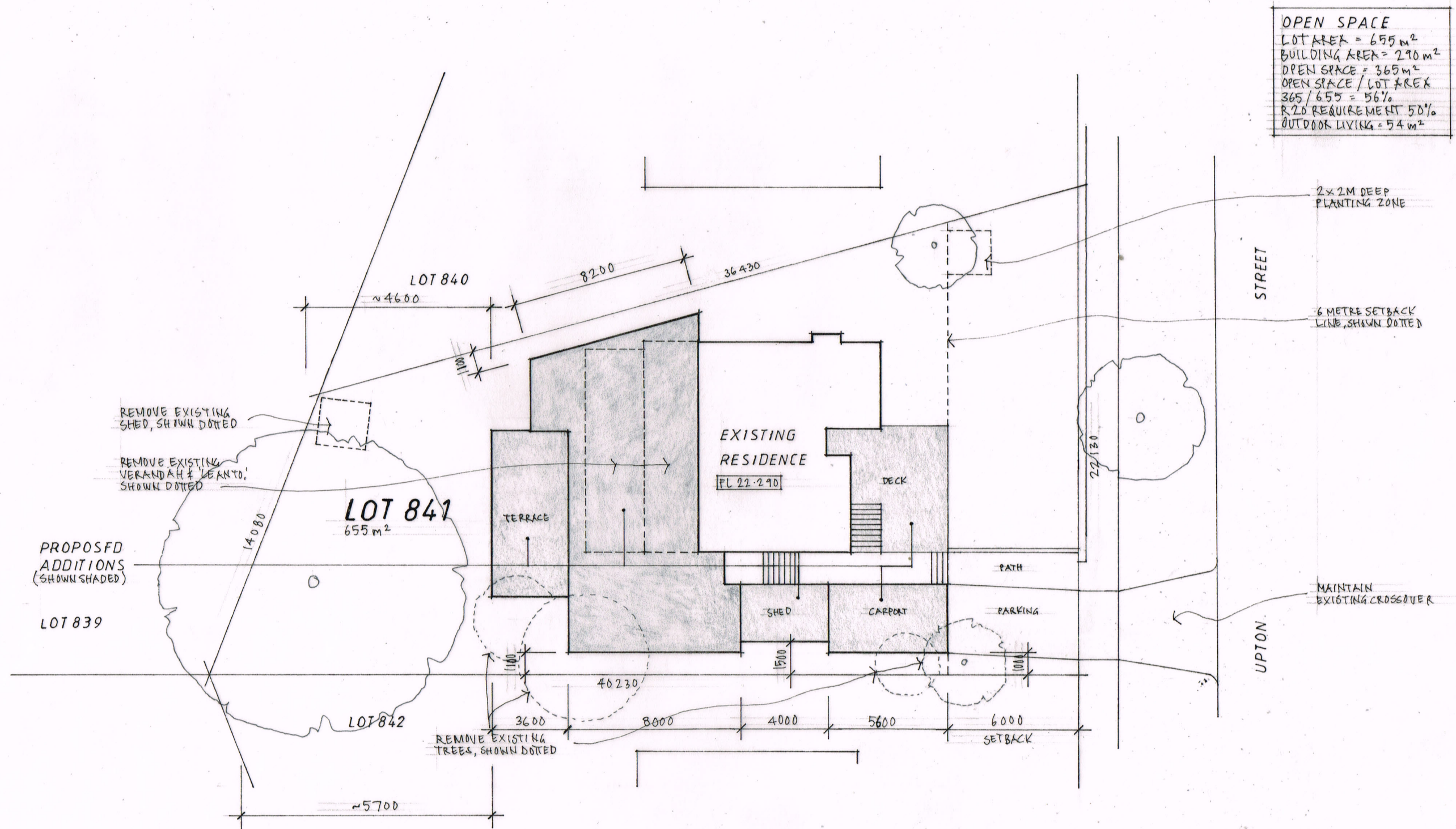
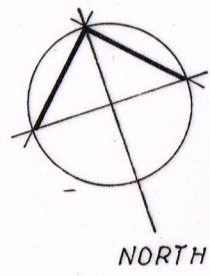


2. The proposed southern setback to the kitchen and pantry is 1.1 metres versus a required setback of 1.8 metres. We are asking for a variation of this setback based on the fact that a new steel framed boundary fence is proposed, which will prevent any overlooking from the kitchen window (please refer to sightline on drawing A 4, west elevation). The kitchen window is a fixed window with a sill height of 0.9 metres and a head height of 1.5 metres. The proposed pantry window will be obscure glazing up to 1.6 metres above floor level. The owners have spoken to their neighbour at 15 Upton Street about these issues and he was supportive.

Please give me a call if you have any questions or any additional information is required.

Yours sincerely,



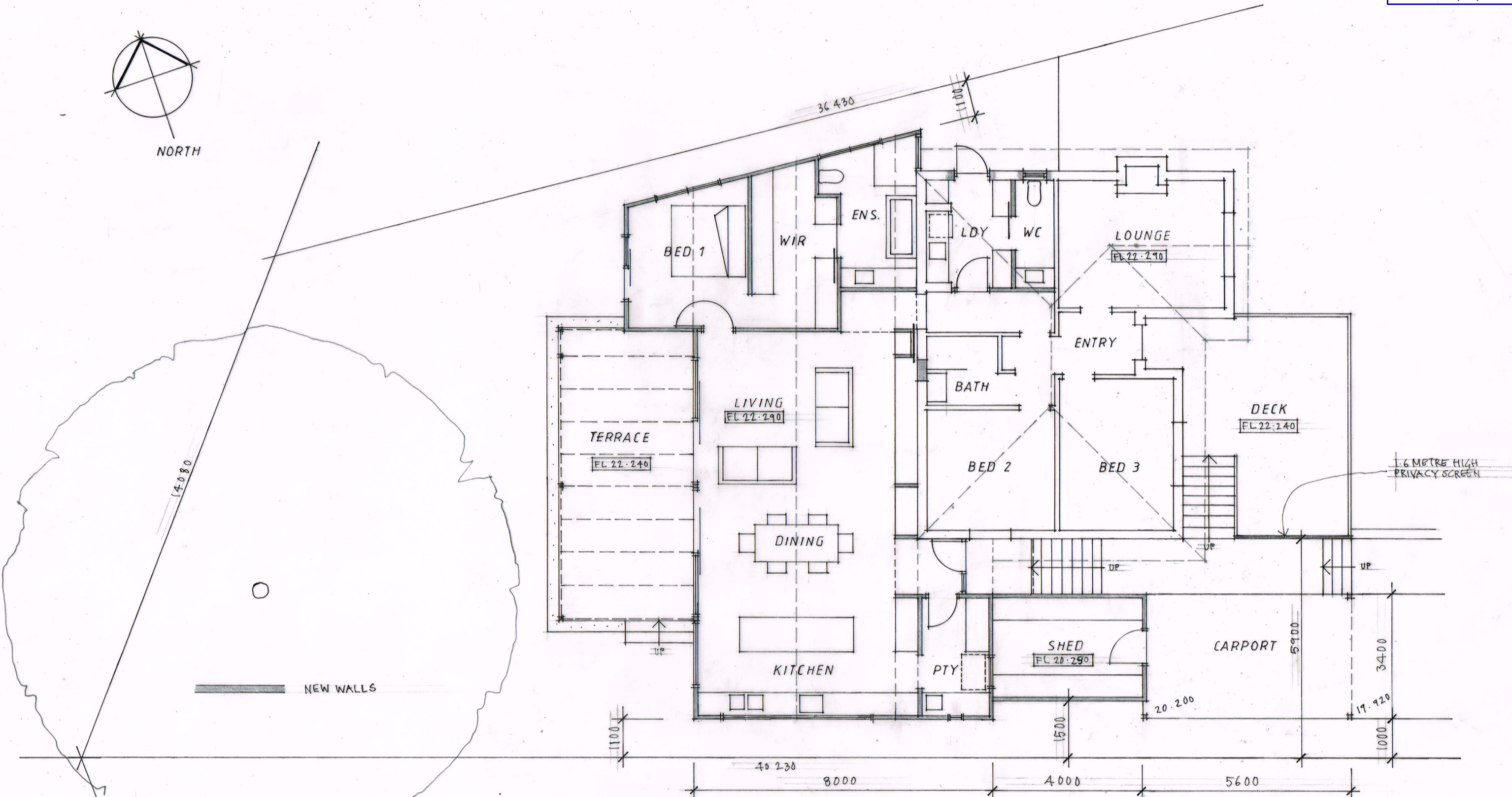


OPEN SPACE	
LOT AREA =	655 m ²
BUILDING AREA =	290 m ²
OPEN SPACE =	365 m ²
OPEN SPACE / LOT AREA	365 / 655 = 56%
R20 REQUIREMENT	50%
OUTDOOR LIVING	= 54 m ²

SITE PLAN
SCALE 1:200

ALTERATIONS & ADDITIONS
17 Upton Street, St. James

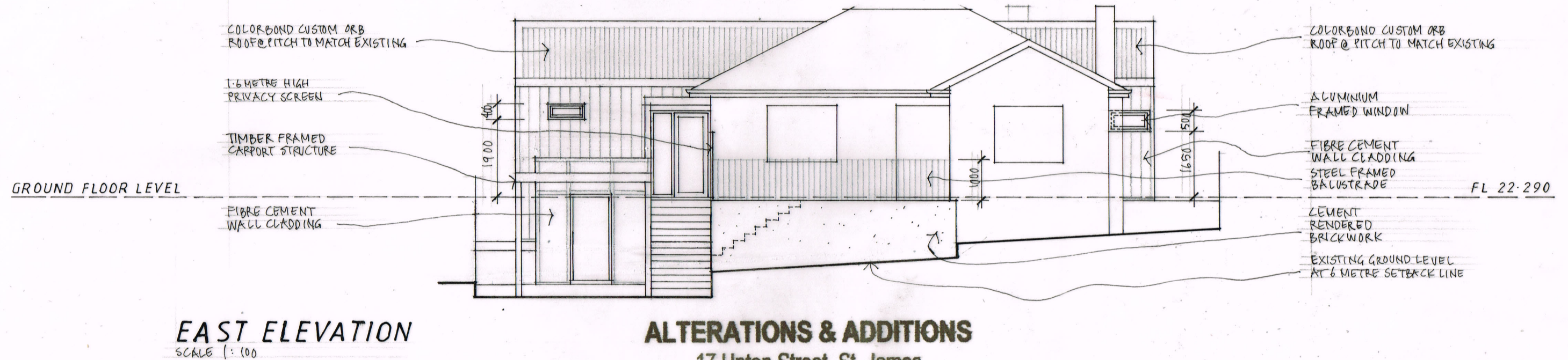
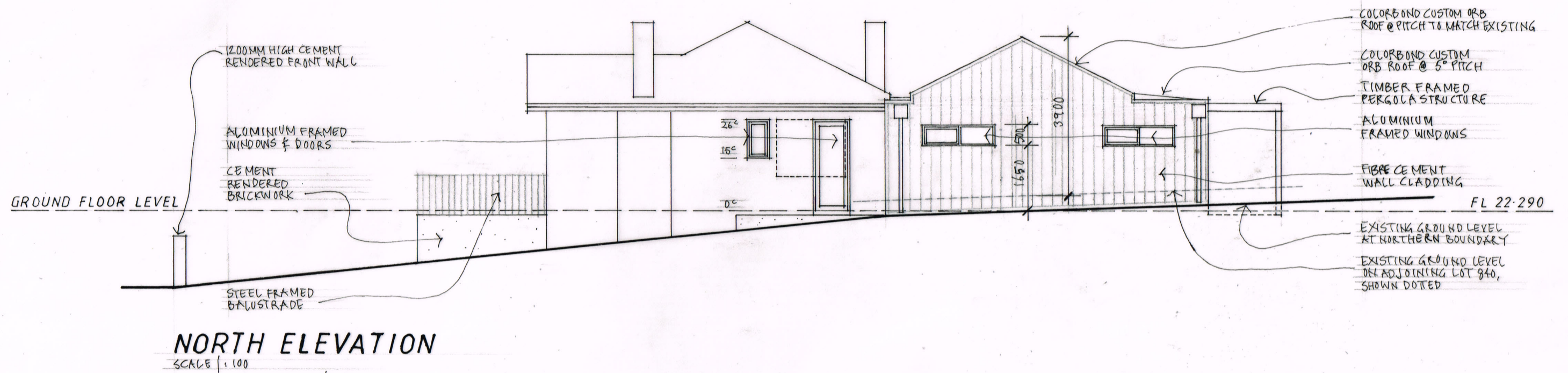
A1



GROUND FLOOR PLAN
SCALE 1:100

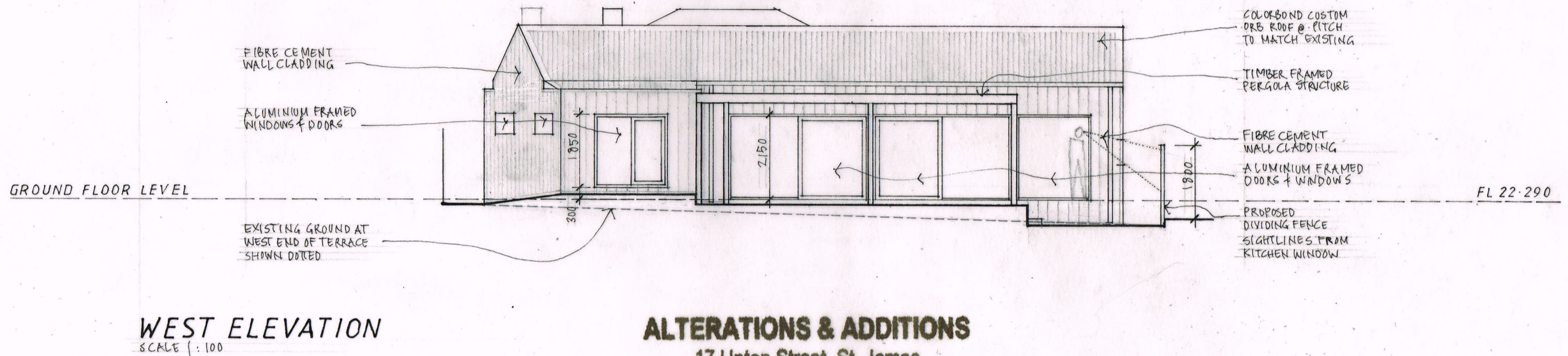
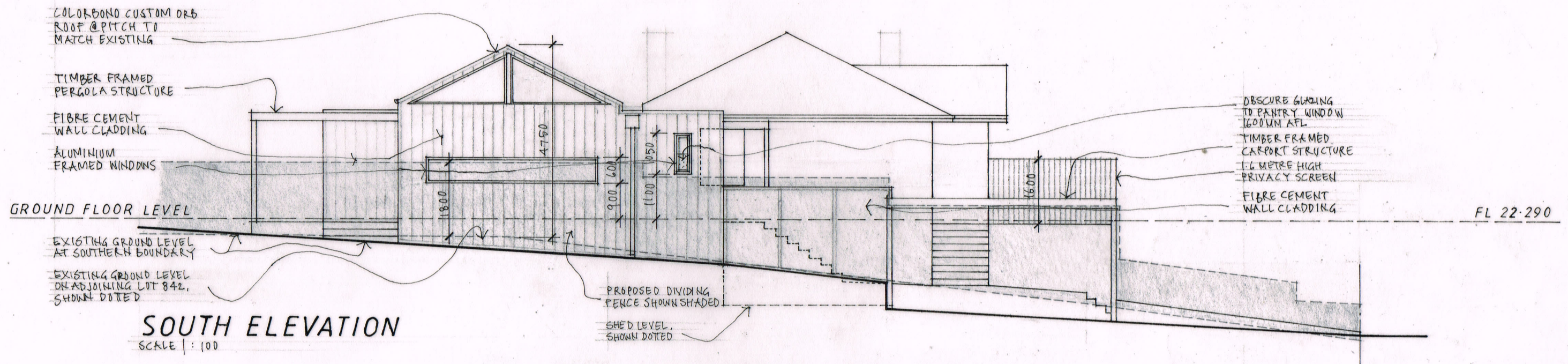
ALTERATIONS & ADDITIONS
17 Upton Street, St. James

A2



ALTERATIONS & ADDITIONS
17 Upton Street, St. James

A3



ALTERATIONS & ADDITIONS
17 Upton Street, St. James

A4

LEGEND

- Kerb
- Edge of Driveway/Concrete
- Major Contour (1m)
- Minor Contour (0.2m)
- Building
- Awning/Eaveline/Gutter
- Retaining Wall
- Wall
- Fence Line
- Gate
- Sewer Main (from Water Corp data)
- Water Main (from Water Corp data)
- Significant Tree
- Spot Height
- Finished Floor Level
- Top of Wall
- Photo Position & Direction



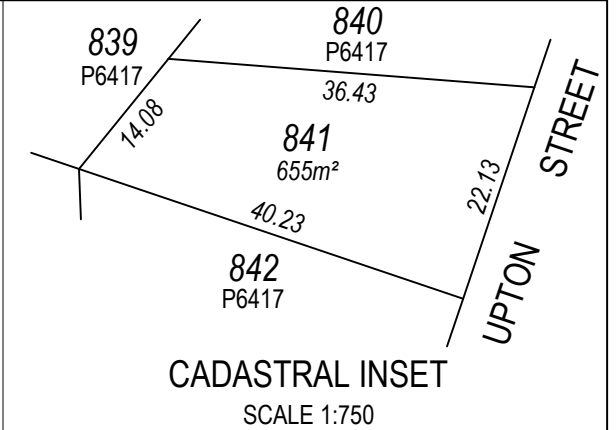
PHOTO 1



PHOTO 2



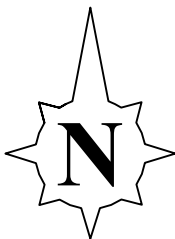
PHOTO 3



NOTES:

- THE INFORMATION SHOWN ON THIS DRAWING IS FOR FEATURE SURVEY PURPOSES ONLY AND WAS CORRECT AT DATE OF SURVEY.
- FOR BOUNDARY INFORMATION, EASEMENTS AND OTHER INTERESTS / ENCUMBRANCES REFER TO CERTIFICATE OF TITLES AND PLAN / DIAGRAM.
- BOUNDARIES ARE INDICATIVE ONLY AND SUBJECT TO A RE-ESTABLISHMENT SURVEY.
- SEWER / DRAINAGE LOCATION MAY VARY FROM SCHEMATIC PRESENTATION, CLEARANCES TO BE CHECKED ON SITE.
- SERVICES INFORMATION TO BE CONFIRMED WITH RELEVANT AUTHORITIES. FOR UNDERGROUND SERVICES CONTACT "DIAL BEFORE YOU DIG" FOR CONFIRMATION OF THOSE SERVICES.
- AHD CONNECTION DETERMINED FROM CONNECTIONS MADE TO SSM CANNINGTON 68.
- SOME LEVELS ARE FROZEN FOR CLARITY.

B	Updated title block	SM	19/01/24
REV	DESCRIPTION	BY	DATE



NORTH

SURVEYOR:	LW
SURVEY DATE:	16/01/2024
FILE:	24176A.see
HOR. DATUM:	LOCAL
VERT. DATUM:	AHD71
DRAWN:	BC
CHECKED:	LW/SM



ABN 60 146 230 944
3/47 MONASH AVE COMO, WA 6152
PO BOX 3066 SHELLEY, WA 6148
1300 57 00 00
info@jurovichsurveying.com.au
www.jurovichsurveying.com.au

FEATURE & LEVEL SURVEY
LOT 841 ON P 6417 C/T 1180-403
17 UPTON STREET, ST. JAMES
TOWN OF VICTORIA

CLIENT: SAM WILLIAMS

A3 SCALE: 1 : 200 JS JOB No: 24176 DWG Name: 24176-01 REV: B



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).