TOWN OF VICTORIA PARK
Received: 19/09/2026

35 Reen Street, St James
LOT 88 ON DP 413170

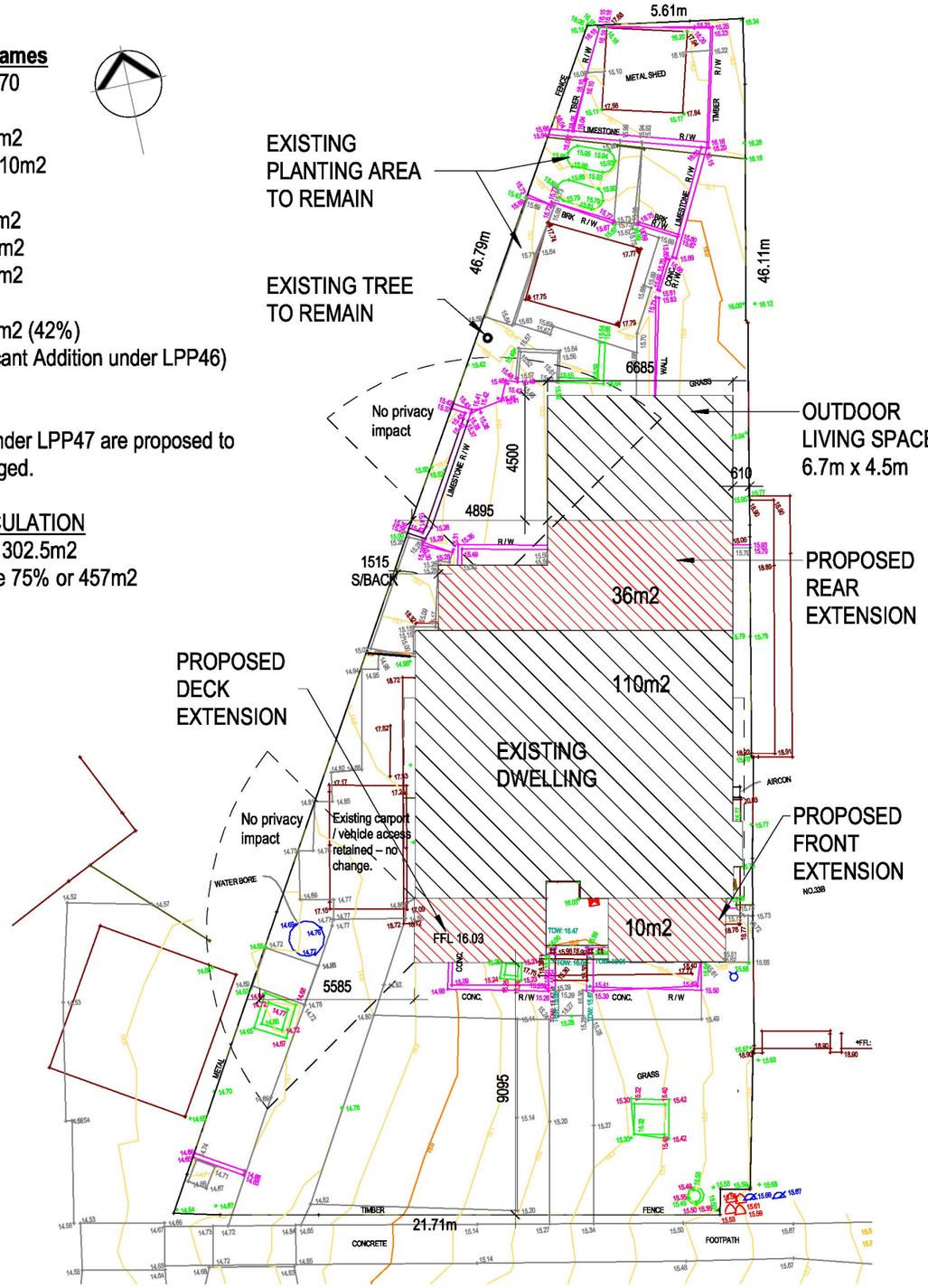
Total site area = 605m2
Existing Dwelling = 110m2

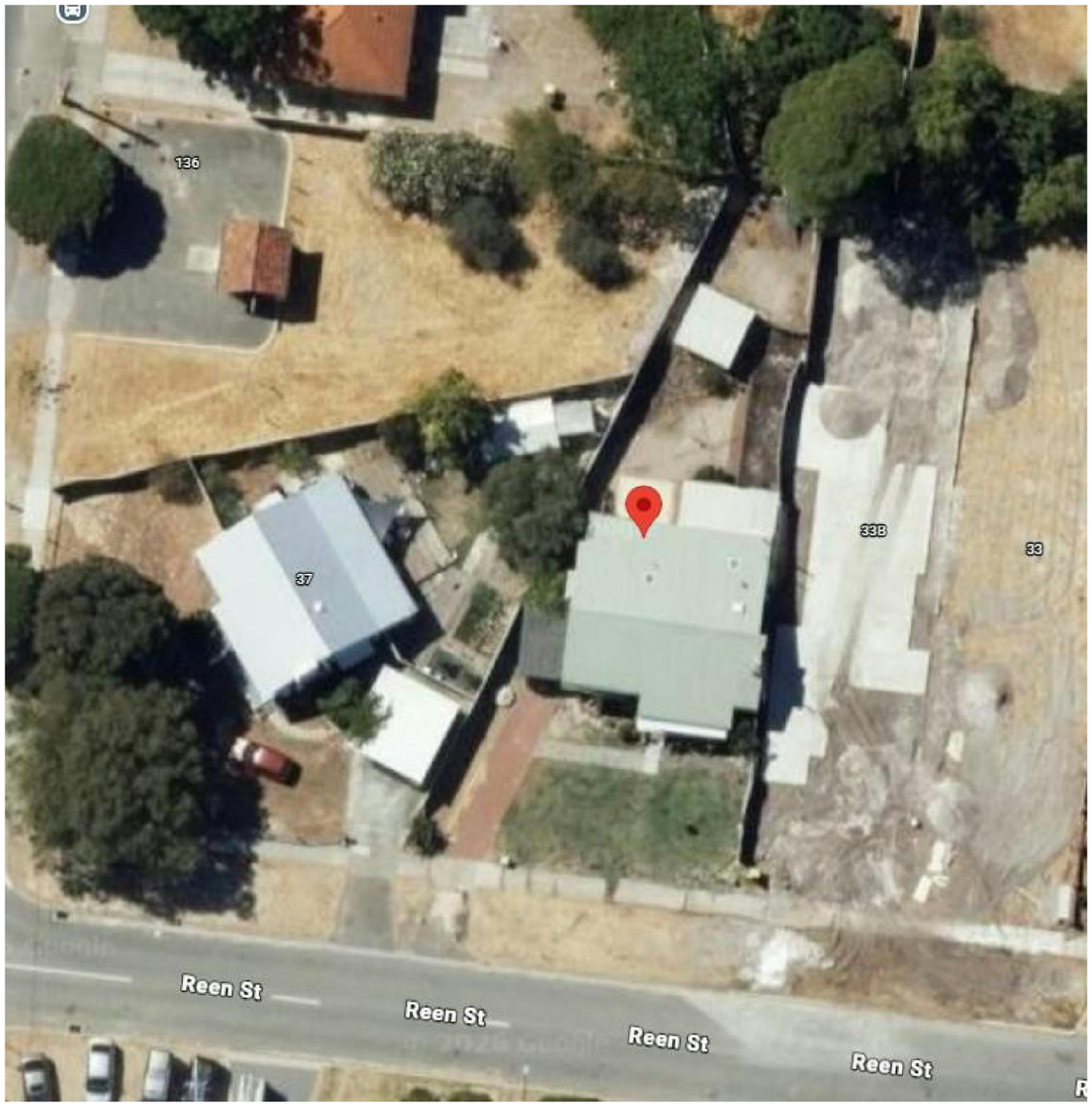
Rear Extension = 36m2
Front Extension = 10m2
Deck Extension = 11m2

Total Extension = 46m2 (42%)
(NOTE: not a Significant Addition under LPP46)

LPP46
No regulated trees under LPP47 are proposed to be removed or damaged.

OPEN SPACE CALCULATION
R20 requires 50% or 302.5m2
Proposed open space 75% or 457m2





SITE PLAN
1 : 200

35 Reen Street, St James

[redacted]

Project
EXTENSION/RENOVATION

Drawing
SITE PLAN

Client Sign _____ Date _____
Client Sign _____ Date _____

Design	Drawn	Scale at A3	Date
ND	ND	1 : 200	19/09/26

Project No.	Drawing No.	Rev.
26.33	**A01**	**F**

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REV.	DATE	DESCRIPTION
E	22/08/26	Development Approval
A	20/06/26	Concept Design
F	19/09/26	DA Site plan update
B	19/07/26	Concept Design 2
D	16/08/26	Pricing
C	10/08/26	Preliminary Pricing

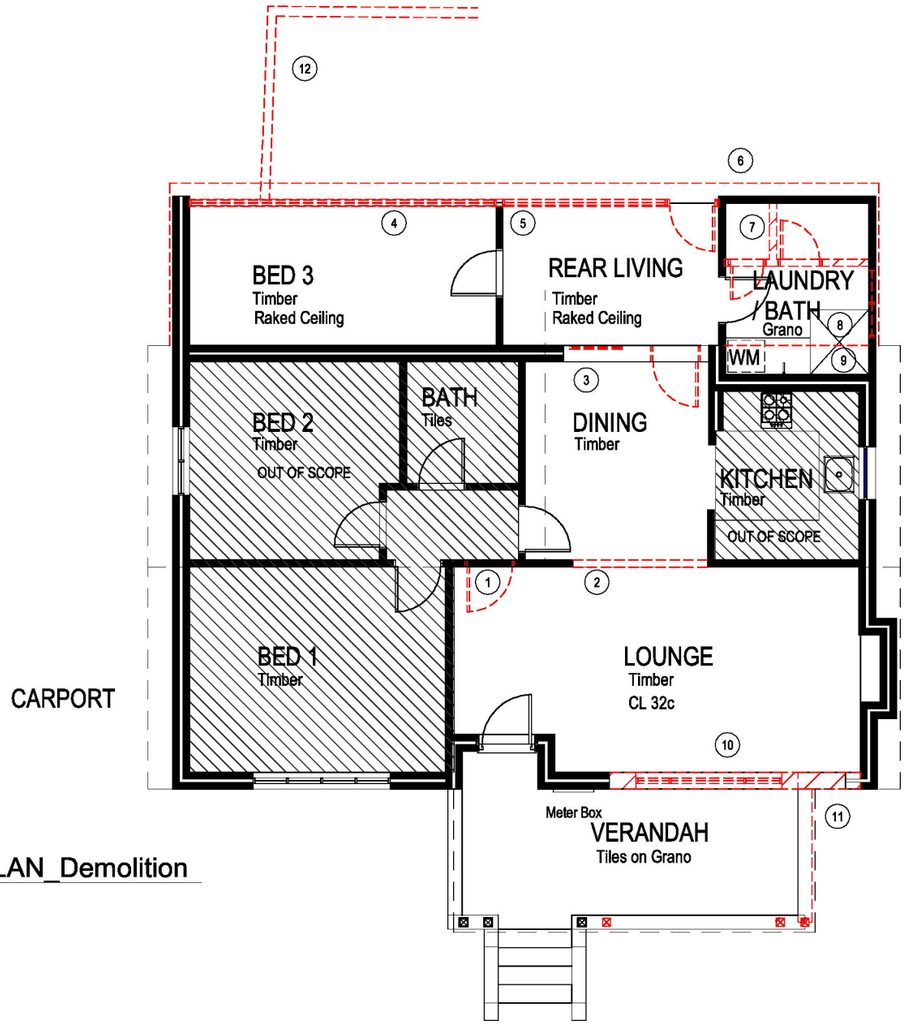
DEVELOPMENT APPROVAL

TOWN OF VICTORIA PARK
Received: 25/08/2026

NOTES

CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF BUILDING WORKS. SITE MEASUREMENTS OF EXISTING STRUCTURES ARE APPROXIMATE AND TO THE BEST OF SITE CONDITIONS FOR ACCURATE MEASUREMENT.

WALL LEGEND
- DOUBLE BRICK WALL (EXISTING)
- BRICK WALL (EXISTING)
- DEMOLISHED ELEMENTS



FLOOR PLAN_Demolition
1 : 100

SCOPE OF WORKS - DEMOLITION

Lounge
1. Remove existing door, ready to block up
2. Create opening 2100 h by 2200 w

Dining
3. Remove wall and reuse existing sash New Bed 4

Bed 3 & Rear Living
4. Remove window, wall and door
5. Remove raked ceiling
6. Remove raked roof

Laundry / Bath
7. Remove WC walls, doors and Cupboard
8. Remove existing shower, ready for waterproofing
9. Remove Bulkhead

Lounge
10. Remove Window
11. Demolish wall and verandah low wall

Garden
12. Remove Landscaping limestone

[redacted]

Project
EXTENSION/RENOVATION

Drawing
DEMOLITION PLAN

Client Sign _____ Date _____
Client Sign _____ Date _____

Design	Drawn	Scale at A3	Date
ND	ND	1 : 100	16/08/26

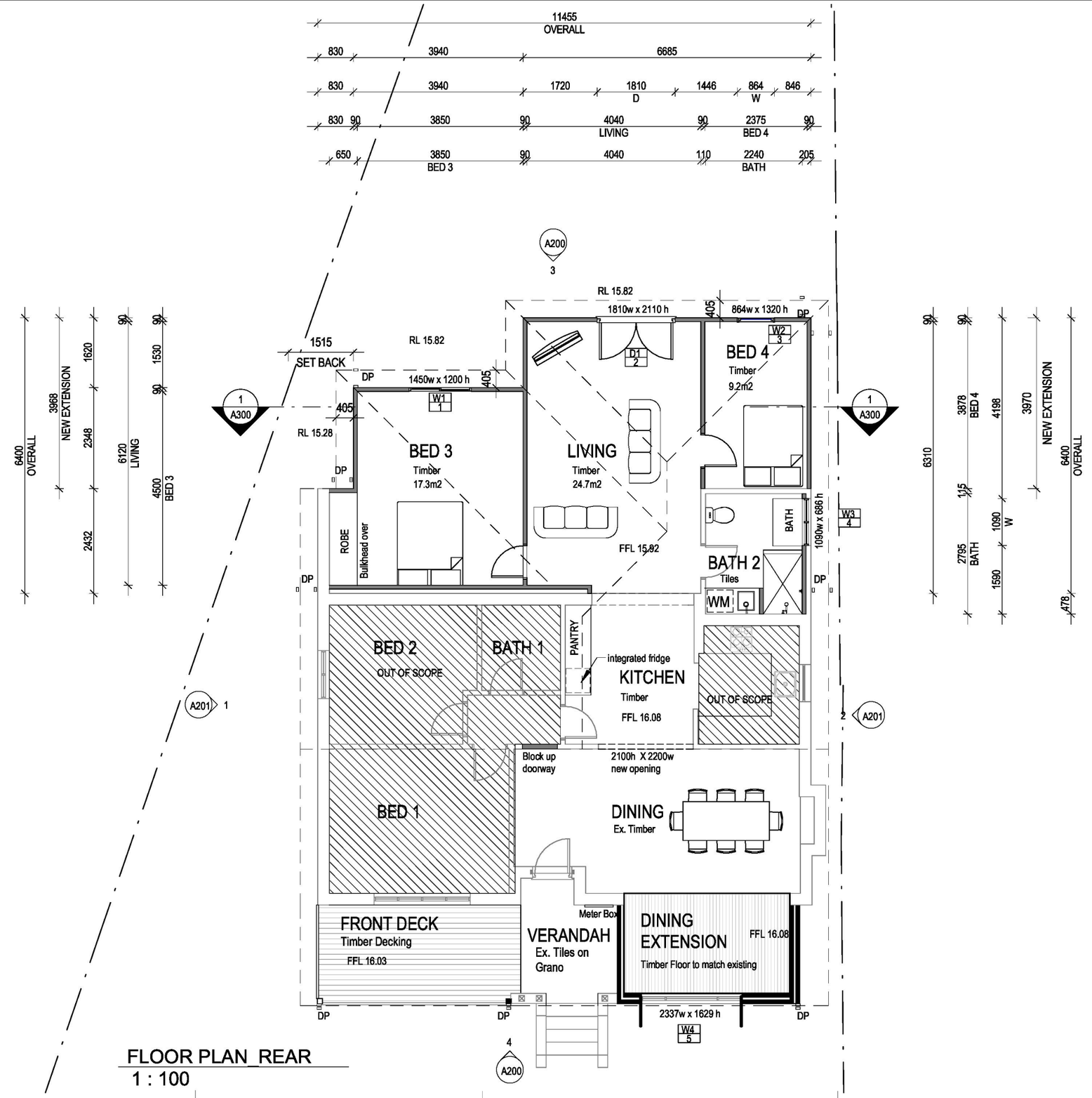
Project No.	Drawing No.	Rev.
26.33	A100	E

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DEVELOPMENT APPROVAL

TOWN OF VICTORIA PARK
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FLOOR PLAN_REAR
1 : 100

NOTES

CHECK ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF BUILDING WORKS. SITE MEASUREMENTS OF EXISTING STRUCTURES ARE APPROXIMATE AND TO THE BEST OF SITE CONDITIONS FOR ACCURATE MEASUREMENT.

WALL LEGEND

- DOUBLE BRICK WALL (EXISTING)
- BRICK WALL (EXISTING)
- BRICK WALL (NEW)
- TIMBER STUD (NEW)

[redacted]

Project
EXTENSION/RENOVATION

Drawing
PROPOSED FLOOR PLAN_REAR

Client Sign _____ Date _____
Client Sign _____ Date _____

Design	Drawn	Scale at A3	Date
ND	ND	1 : 100	16/08/26

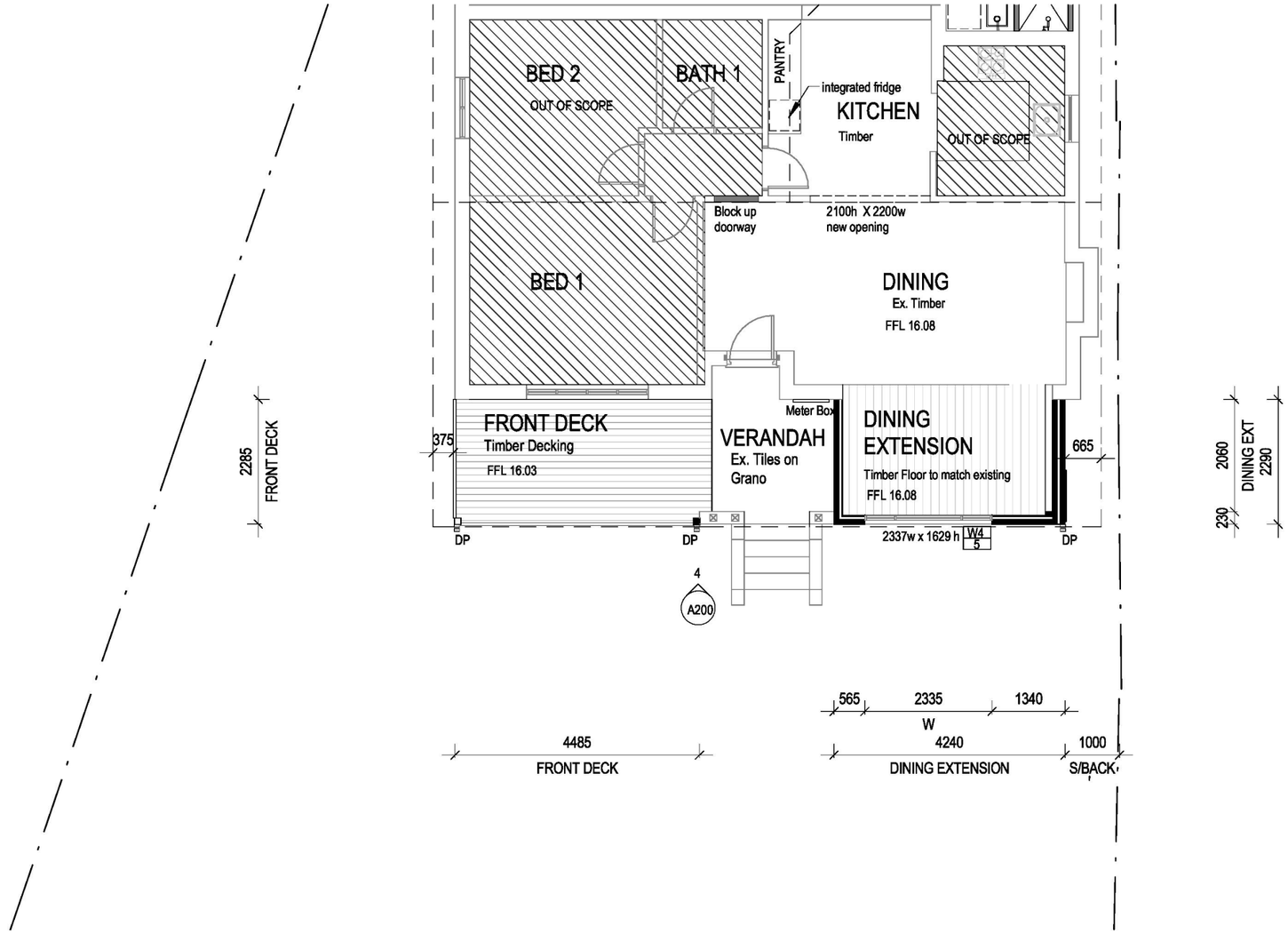
Project No.	Drawing No.	Rev.
26.33	**A101**	**E**

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REV.	DATE	DESCRIPTION
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DEVELOPMENT APPROVAL

TOWN OF VICTORIA PARK
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FLOOR PLAN_FRONT
1 : 100

[redacted]

Project
EXTENSION/RENOVATION

Drawing
PROPOSED FLOOR PLAN_FRONT

Client Sign _____ Date _____
Client Sign _____ Date _____

Design	Drawn	Scale at A3	Date
ND	ND	1 : 100	16/08/26

Project No.	Drawing No.	Rev.
26.33	**A102**	**E**

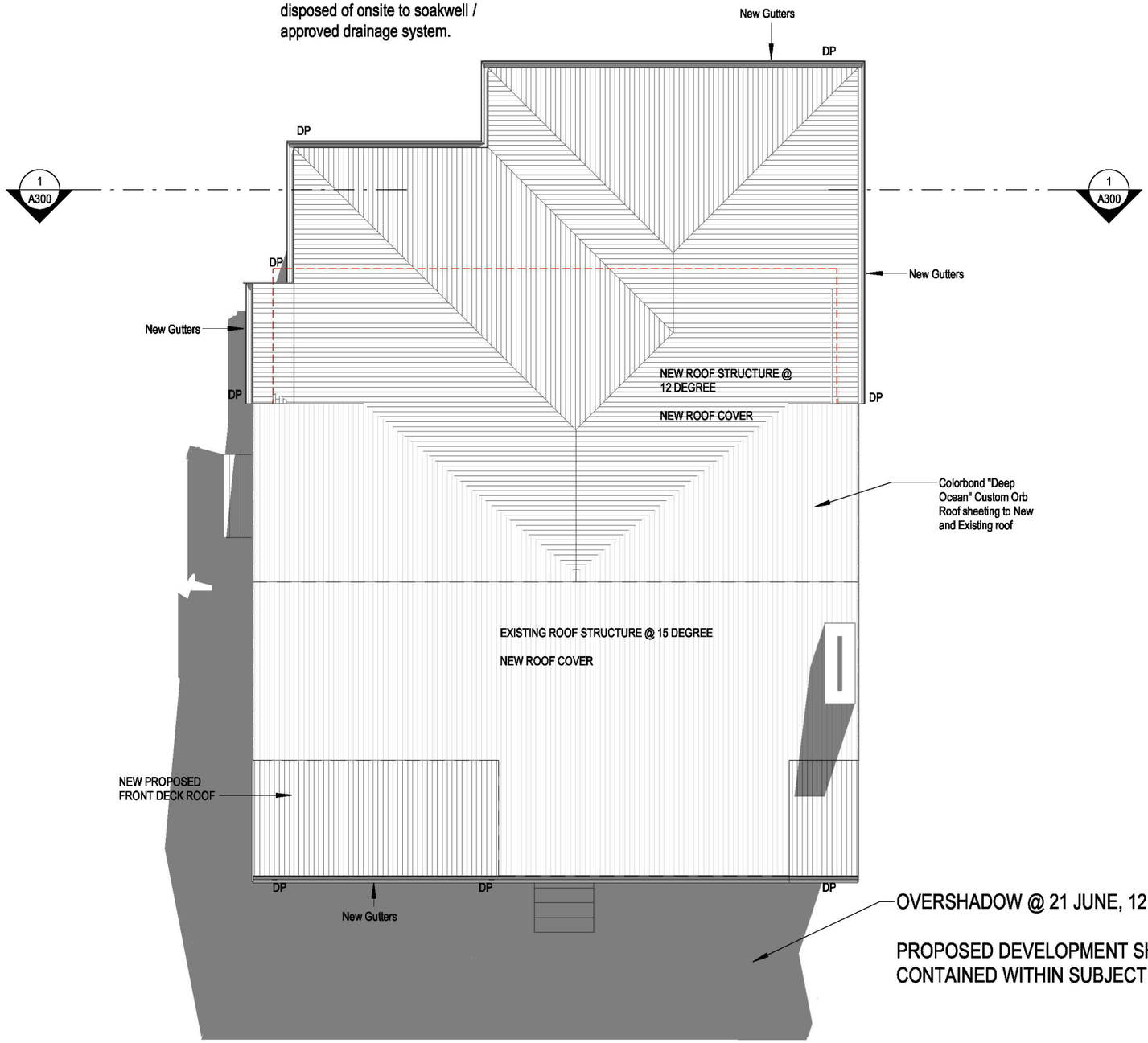
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E	22/08/26	Development Approval
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DEVELOPMENT APPROVAL

TOWN OF VICTORIA PARK
Received: 25/08/2026

New roof stormwater to be retained and disposed of onsite to soakwell / approved drainage system.



ROOF PLAN
1 : 100

[redacted]

Project
EXTENSION/RENOVATION

Drawing
ROOF PLAN

Client Sign _____ Date _____
Client Sign _____ Date _____

Design	Drawn	Scale at A3	Date
ND	ND	1 : 100	16/08/26

Project No.	Drawing No.	Rev.
26.33	**A103**	**E**

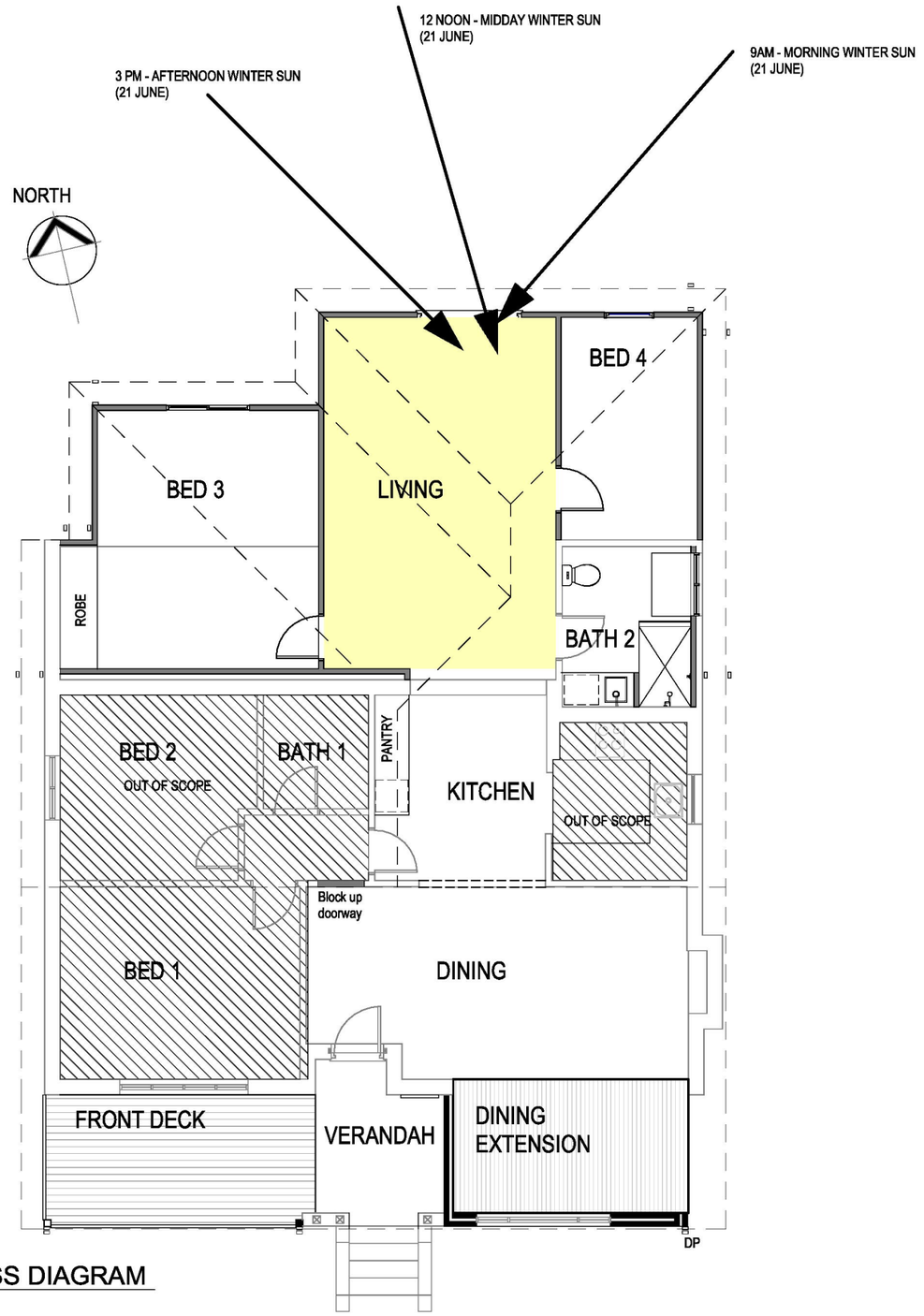
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DEVELOPMENT APPROVAL

TOWN OF VICTORIA PARK
Received: 25/08/2026

PRIMARY LIVING SPACE - MAJOR OPENINGS PROVIDE SOLAR ACCESS



FLOOR PLAN_SOLAR ACCESS DIAGRAM
1 : 100

[redacted]

Project
EXTENSION/RENOVATION

Drawing
SOLAR ACCESS DIAGRAM - 21 JUNE

Client Sign _____ Date _____
Client Sign _____ Date _____

Design	Drawn	Scale at A3	Date
ND	ND	1 : 100	16/08/26

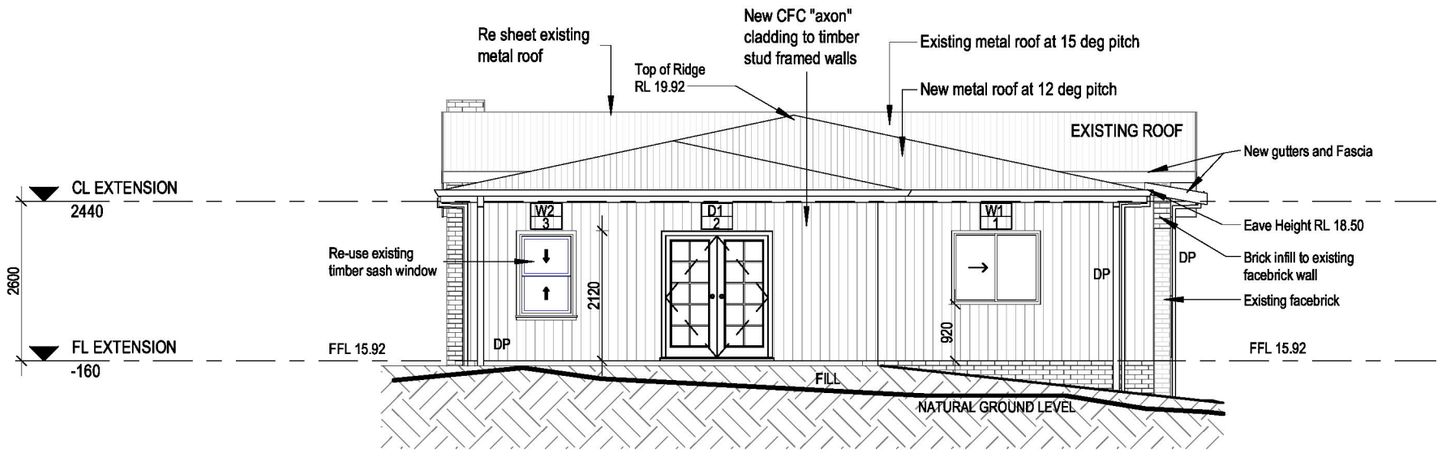
Project No.	Drawing No.	Rev.
26.33	**A104**	**E**

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REV.	DATE	DESCRIPTION
E	22/08/26	Development Approval

DEVELOPMENT APPROVAL

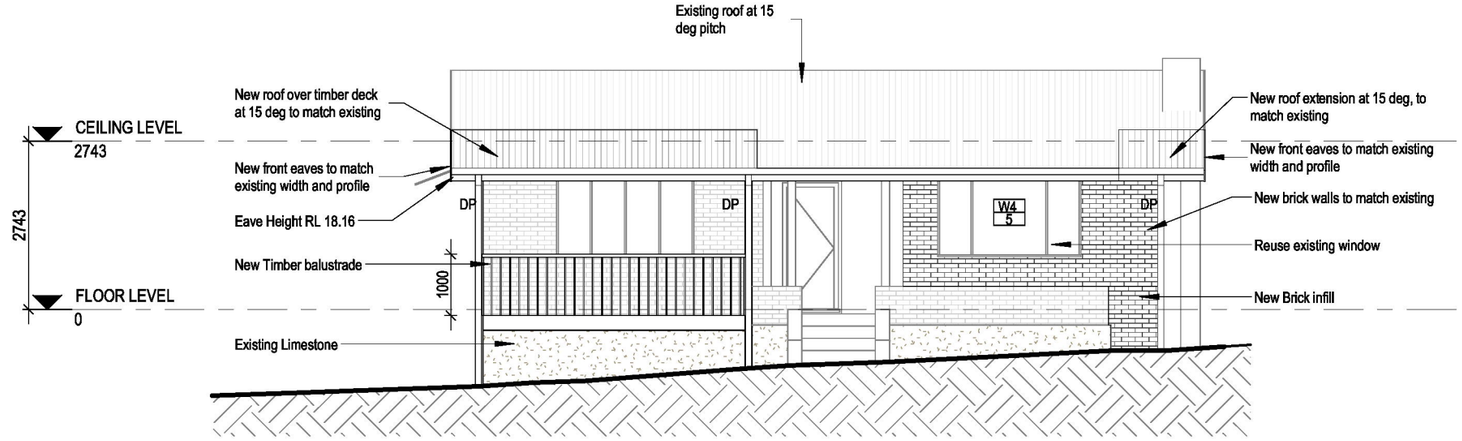
TOWN OF VICTORIA PARK
Received: 25/08/2026



01 NORTH ELEVATION
1 : 100

WINDOW SCHEDULE

W1 - NEW DOUBLE GLAZED SLIDING WINDOW ALUMINIUM = 1.74m2
D1 - NEW DOUBLE GLAZED SWING DOOR ALUMINIUM = 3.82m2
W2 - EXISTING SASH WINDOW TIMBER = 1.14m2
W3 - NEW DOUBLE GLAZED SLIDING WINDOW ALUMINIUM = 0.75m2
W4 - EXISTING AWNING WINDOW TIMBER = 3.81m2



04 SOUTH ELEVATION
1 : 100

[redacted]

Project
EXTENSION/RENOVATION

Drawing
ELEVATIONS 1

Client Sign _____ Date _____
Client Sign _____ Date _____

Design	Drawn	Scale at A3	Date
ND	ND	As indicated	16/08/26

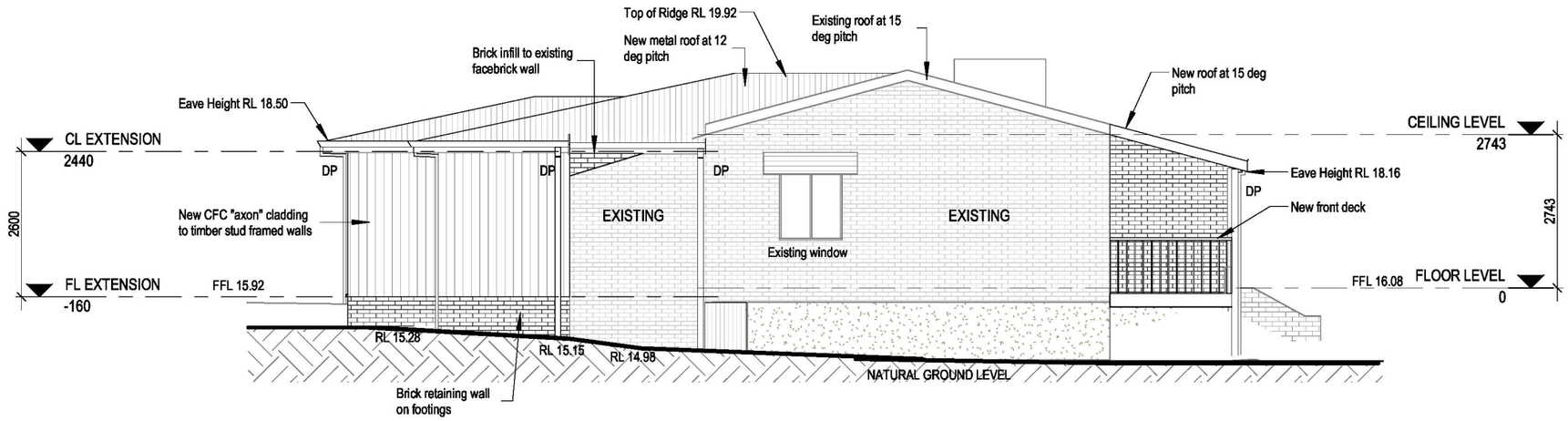
Project No.	Drawing No.	Rev.
26.33	**A200**	**E**

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E	22/08/26	Development Approval
B	19/07/26	Concept Design 2
D	16/08/26	Pricing
C	10/08/26	Preliminary Pricing

DEVELOPMENT APPROVAL

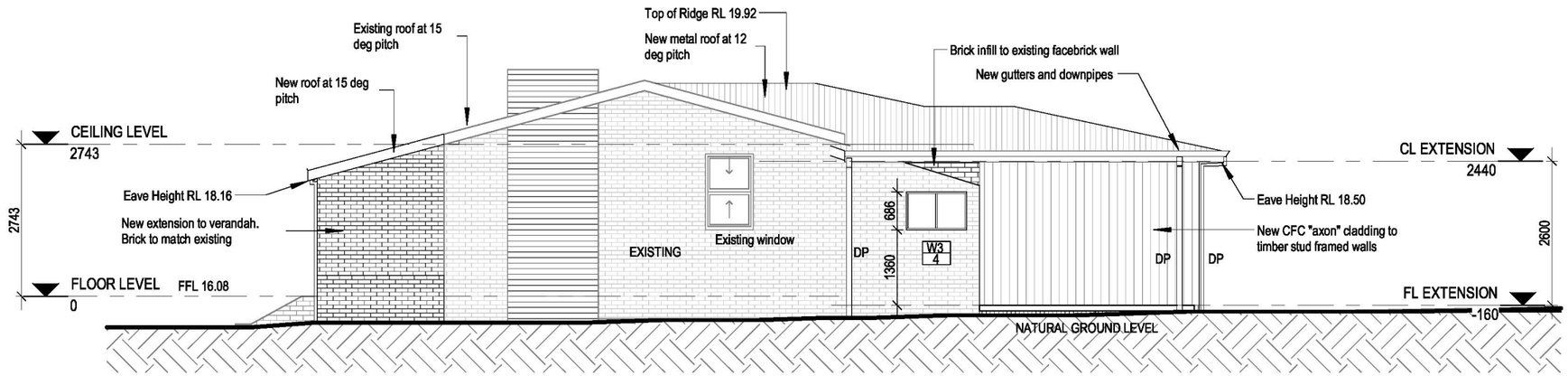
TOWN OF VICTORIA PARK
Received: 25/08/2026



02 WEST ELEVATION
1 : 100

WINDOW SCHEDULE

W1 - NEW DOUBLE GLAZED SLIDING WINDOW ALUMINIUM = 1.74m2
D1 - NEW DOUBLE GLAZED SWING DOOR ALUMINIUM = 3.82m2
W2 - EXISTING SASH WINDOW TIMBER = 1.14m2
W3 - NEW DOUBLE GLAZED SLIDING WINDOW ALUMINIUM = 0.75m2
W4 - EXISTING AWNING WINDOW TIMBER = 3.81m2



03 EAST ELEVATION
1 : 100

[redacted]

Project
EXTENSION/RENOVATION

Drawing
ELEVATIONS 2

Client Sign _____ Date _____
Client Sign _____ Date _____

Design	Drawn	Scale at A3	Date
ND	ND	As indicated	16/08/26

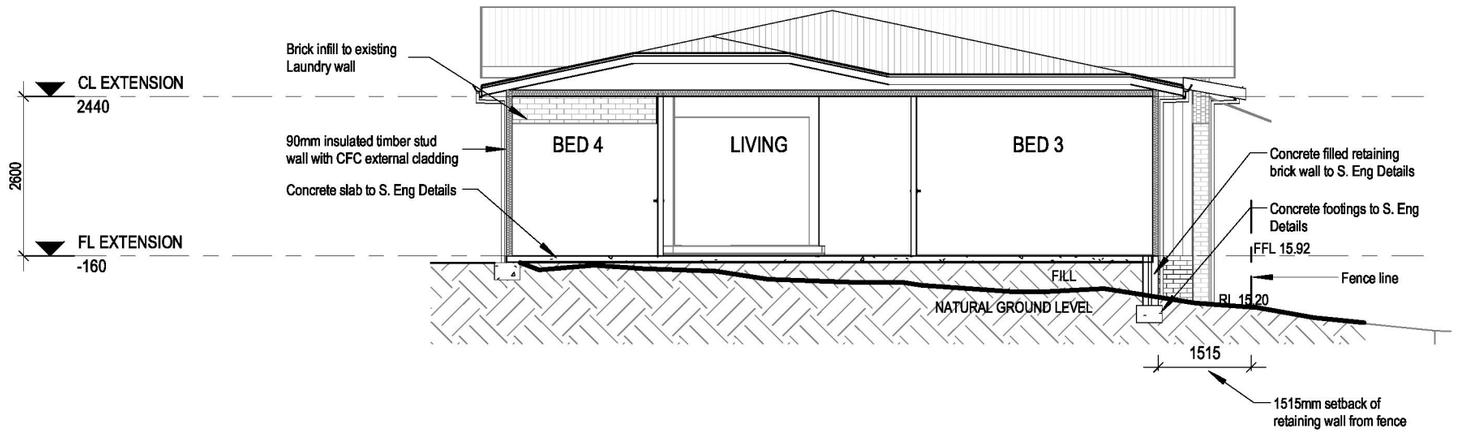
Project No.	Drawing No.	Rev.
26.33	**A201**	**E**

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REV.	DATE	DESCRIPTION
E	22/08/26	Development Approval
D	16/08/26	Pricing

DEVELOPMENT APPROVAL

TOWN OF VICTORIA PARK
Received: 25/08/2026



SECTION 1
1 : 100

[redacted]

Project
EXTENSION/RENOVATION

Drawing
SECTIONS

Client Sign _____ Date _____

Client Sign _____ Date _____

Design	Drawn	Scale at A3	Date
ND	ND	1 : 100	16/08/26

Project No.	Drawing No.	Rev.
26.33	**A300**	**E**

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E	22/08/26	Development Approval
D	16/08/26	Pricing

DEVELOPMENT APPROVAL