

PROPOSED EXTENSION

104 JARRAH ROAD, EAST VICTORIA PARK



IMAGE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY

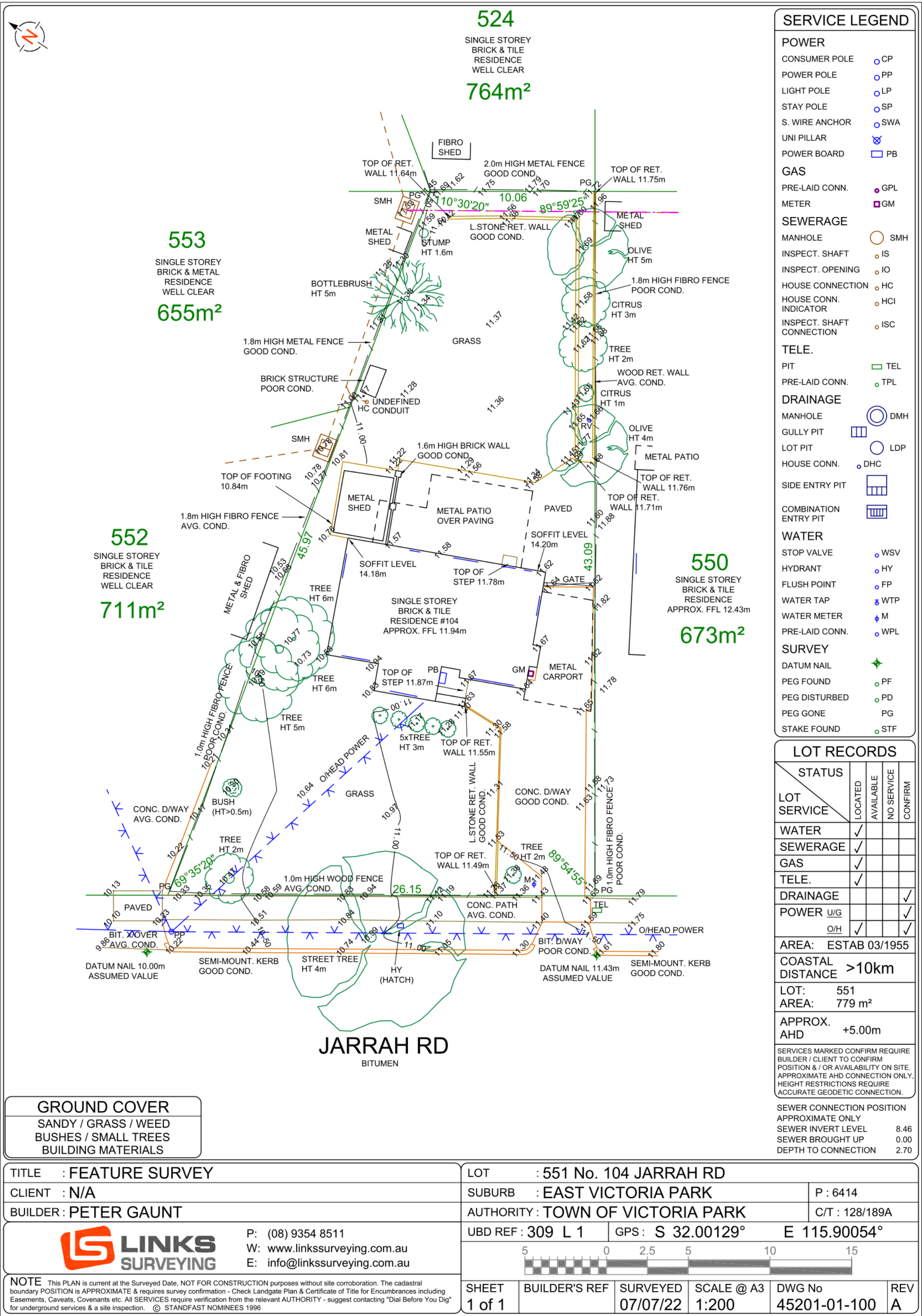


IMAGE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY

DRAWING LIST			
SHEET No.	SHEET NAME	REV	REV DATE
A0.00	COVER PAGE	B	24/07/25
A1.01	EXISTING FEATURE SURVEY	B	24/07/25
A1.03	SITE PLAN	B	24/07/25
A2.01	EXISTING FLOOR PLAN	B	24/07/25
A2.02	EXISTING PERSPECTIVES	B	24/07/25
A4.01	PROPOSED FLOOR PLAN	B	24/07/25
A4.02	DIMENSIONAL SETOUT PLAN	A	23/06/25
A4.03	PROPOSED CEILING PLAN	B	24/07/25
A4.04	PROPOSED ROOF PLAN	B	24/07/25
A4.05	PROPOSED ELEVATIONS - SH 1	B	24/07/25
A4.06	PROPOSED ELEVATIONS - SH 2	B	24/07/25
A10.01	OVERSHADOWING DIAGRAM	A	24/07/25
A10.02	LANDSCAPING PLAN	A	24/07/25

PRINT IN COLOUR

© copyright of designs shown herein is retained by van der haus. written authority is required for any reproduction



PRINT IN COLOUR



EWER:

1.2M FROM BOUNDARY
2.4M DEEP
VC
600mm OFFSET TO BUILDING WITH PILES
2.5M OFFSET TO BUILDING WITHOUT PILES

POOLS

900mm OFFSET TO POOL WITH PILES
2.0-3.0M OFFSET TO POOL WITHOUT PILES

NOTE:
ALL FINISHED GROUND
LEVELS REMAIN
UNCHANGED

PLEASE NOTE:
AERIAL IMAGE IS FOR CONTEXT PURPOSES ONLY AND MAY NOT BE CURRENT

N.T.S.

10.06m

A diagram of a rectangular plot. The bottom horizontal boundary is labeled 26.15m. The right vertical boundary is labeled 43.09m. A dashed diagonal line from the bottom-left corner to the top-right corner is labeled 45.97m. The plot is enclosed by a dashed line, with the top and left boundaries also being dashed.

SCALE 1 : 500



EXISTING DRIVEWAY & CROSS OVER



Zero damage - Zero harm - Zero disruption

AREAS	
EXISTING RESIDENCE:	96.36m ²
EXISTING PORCH:	3.62m ²
EXISTING CARPORT (REMOVED):	24.64m ²
LOT SIZE:	779m ²
PROPOSED EXTENSION:	136.50m ²
PROPOSED CARPORT:	36.00m ²
TOTAL SITE COVERAGE:	232.86m² 29.89%

GENERAL NOTES

- ALL DIMENSIONS ARE IN MILLIMETRES
- ALL LEVELS, DIMENSIONS POSITIONS AND HEIGHTS TO BE VERIFIED ON SITE BEFORE COMMENCING ANY BUILDING WORK.
- ALL NECESSARY APPROVALS FROM RELEVANT AUTHORITIES TO BE OBTAINED PRIOR TO THE COMMENCEMENT OF ANY WORK.
- ALL DRAWINGS TO BE READ IN CONJUNCTION WITH CONSULTANTS DRAWINGS (IF PROVIDED) AND STRUCTURAL ENGINEERING DRAWINGS.
- ALL GUTTER SIZE & VOLUME, DOWNPIPE SIZE & VOLUME, & SOAKWELL VOLUME & QUANTITY REQUIREMENTS TO BE VERIFIED BY ROOF PLUMBER
- ROOF PLUMBER/ BUILDER TO DETERMINE EXISTING SOAKWELL SIZES AND LOCATIONS AND ENSURE ADDITIONAL SOAKWELLS MAKE UP REQUIRED VOLUME PER CALCULATIONS ON SITE PLAN

SCALE 1 : 100

PRINT IN COLOUR



SHEET SIZE

A2

COUNCIL
TOWN C
VICTORI
PARK

JOB

25-179

SCA

S SHOWN

PROJECT
104 JARRAH ROAD
EAST VICTORIA PARK

TITLE
SITE PLAN

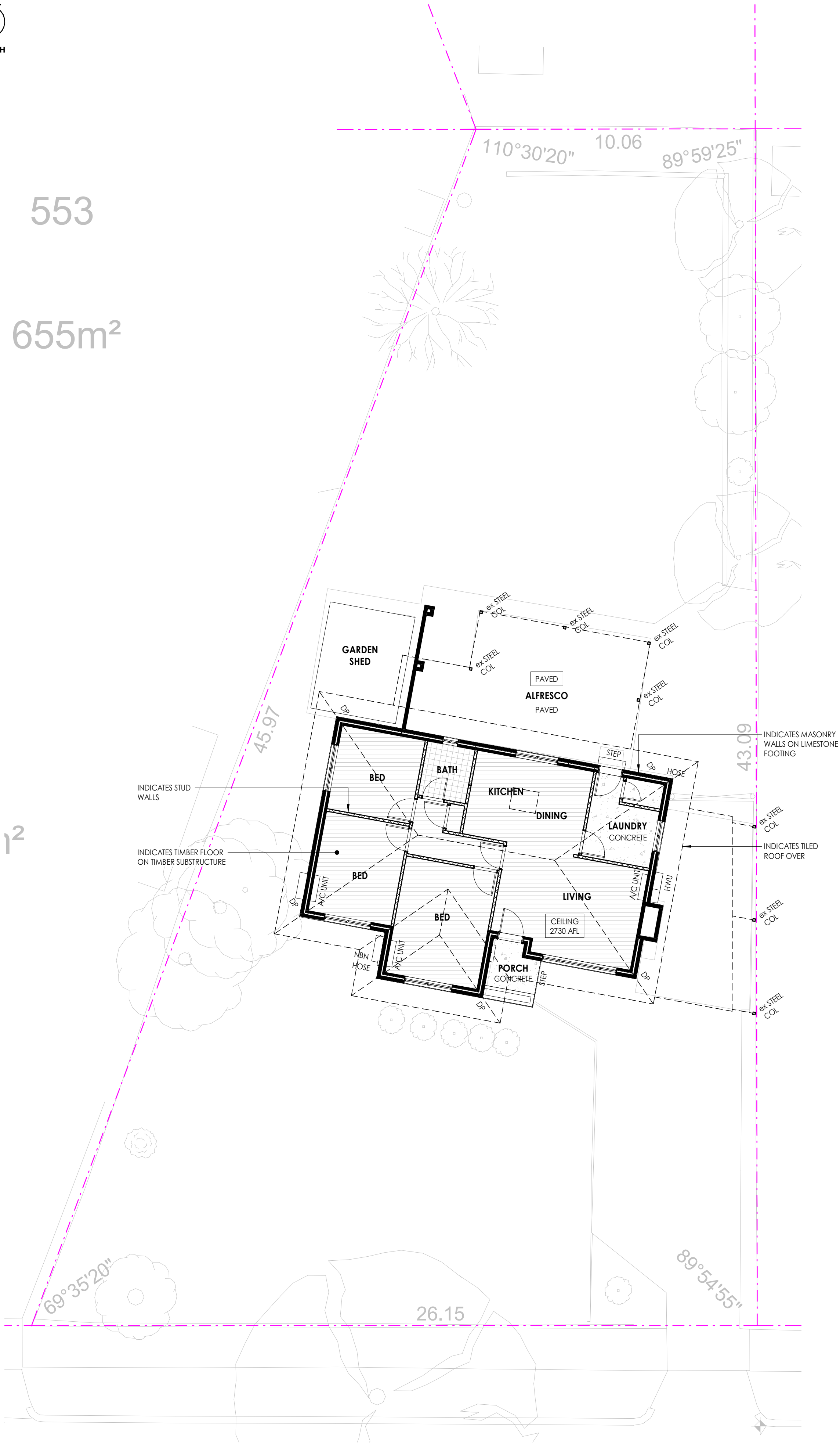
DRG No
A1.03REVISION
B

© copyright of designs shown herein is retained by van der houw. written authority is required for any reproduction



553

655m²



EXISTING FLOOR PLAN

SCALE 1 : 100



FRONT ELEVATION



REAR ELEVATION



REAR ELEVATION



NORTH ELEVATION FROM FRONT YARD



REAR YARD

PLEASE NOTE:
IMAGES ARE FOR CONTEXT PURPOSES
ONLY AND MAY NOT BE CURRENT

EXISTING HOUSE NOTES

EXISTING HOUSE AND MATERIALS SHOWN INDICATIVE ONLY.
BUILDER RESPONSIBLE FOR CONFIRMING STRUCTURE AS
REQUIRED
BUILDER RESPONSIBLE FOR CONFIRMING SETOUT AND
DIMENSIONS PRIOR TO CONSTRUCTION

NOTE: DIMENSIONS TAKEN DURING INITIAL PROJECT START
UP BY VAN DER HAUS. A VISUAL AND NON INVASIVE
INSPECTION WAS TAKEN FROM FLOOR LEVEL TO
DETERMINE DIMENSIONS AND LEVELS. BUILDER
RESPONSIBLE FOR CONFIRMING SETOUT AND DIMENSIONS
PRIOR TO CONSTRUCTION

GENERAL NOTES

- ALL DIMENSIONS ARE IN MILLIMETRES
- ALL LEVELS, DIMENSIONS POSITIONS AND HEIGHTS TO BE
VERIFIED ON SITE BEFORE COMMENCING ANY BUILDING
WORK.
- ALL NECESSARY APPROVALS FROM RELEVANT AUTHORITIES TO
BE OBTAINED PRIOR TO THE COMMENCEMENT OF ANY WORK.
- ALL DRAWINGS TO BE READ IN CONJUNCTION WITH
CONSULTANTS DRAWINGS(IF PROVIDED) AND STRUCTURAL
ENGINEERING DRAWINGS.
- ALL GUTTER SIZE & VOLUME, DOWNPIPE SIZE & VOLUME, &
SOAKWELL VOLUME & QUANTITY REQUIREMENTS TO BE
VERIFIED BY ROOF PLUMBER
- ROOF PLUMBER/ BUILDER TO DETERMINE EXISTING SOAKWELL
SIZES AND LOCATIONS AND ENSURE ADDITIONAL SOAKWELLS
MAKE UP REQUIRED VOLUME PER CALCULATIONS ON SITE PLAN

PRINT IN COLOUR

B
A
REV

24/07/25
23/06/25
DATE

ISSUED FOR DA
PRELIMINARY DA ISSUE FOR CLIENT REVIEW
DESCRIPTION



SHEET SIZE

A2

COUNCIL

TOWN OF
VICTORIA
PARK

JOB

25-179

SCALE

AS SHOWN

PROJECT

104 JARRAH ROAD
EAST VICTORIA PARK

TITLE

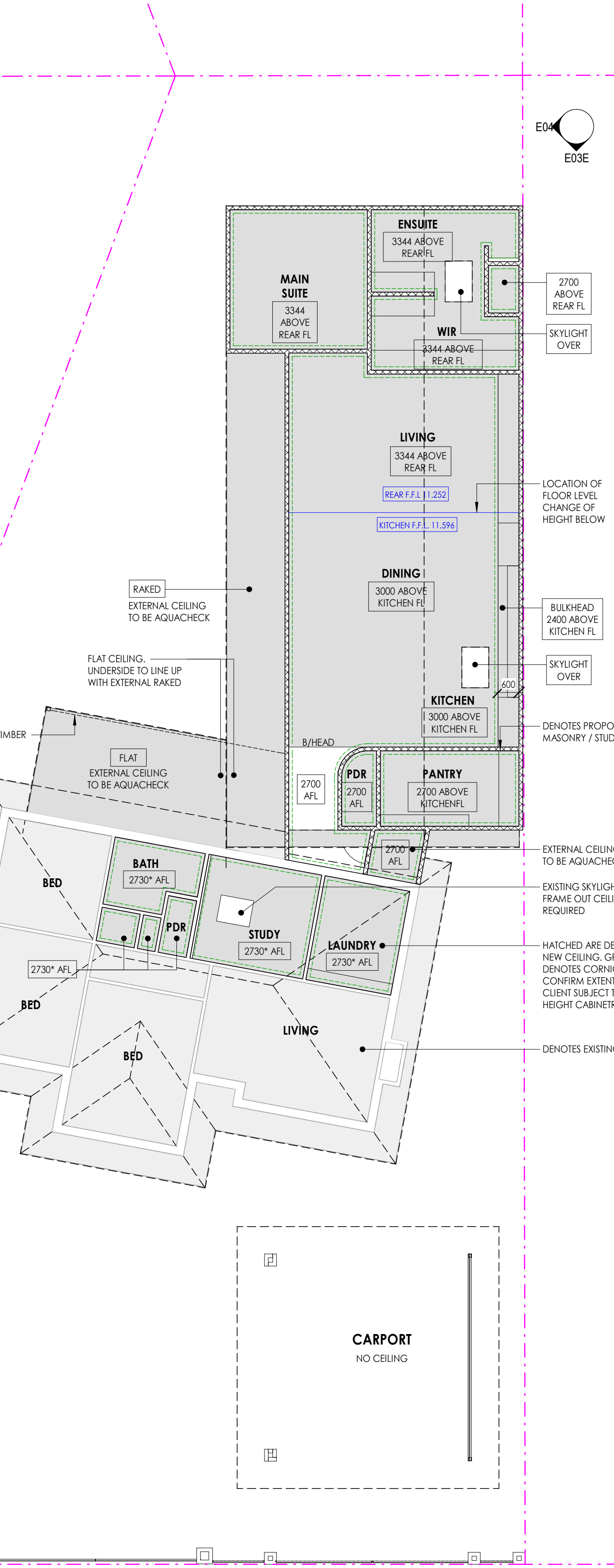
EXISTING FLOOR PLAN

DRG No

A2.01

REVISION

B

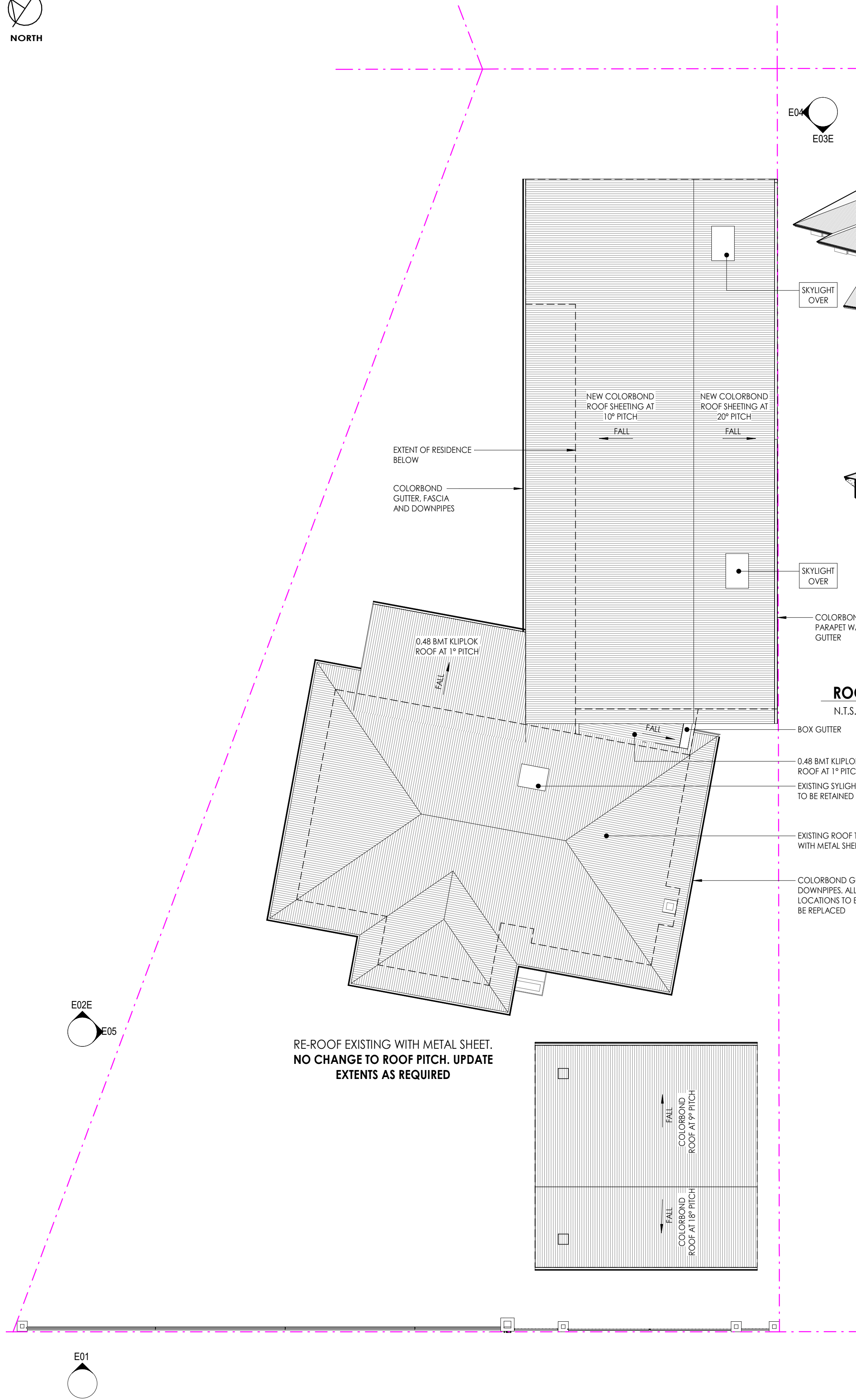


SCALE 1 : 100

- ROOF PLUMBER/ BUILDER TO DETERMINE EXISTING SOAKWELL SIZES AND LOCATIONS AND ENSURE ADDITIONAL SOAKWELLS MAKE UP REQUIRED VOLUME PER CALCULATIONS ON SITE PLAN

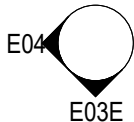


NORTH



PROPOSED ROOF PLAN

SCALE 1 : 100



E04
E03E

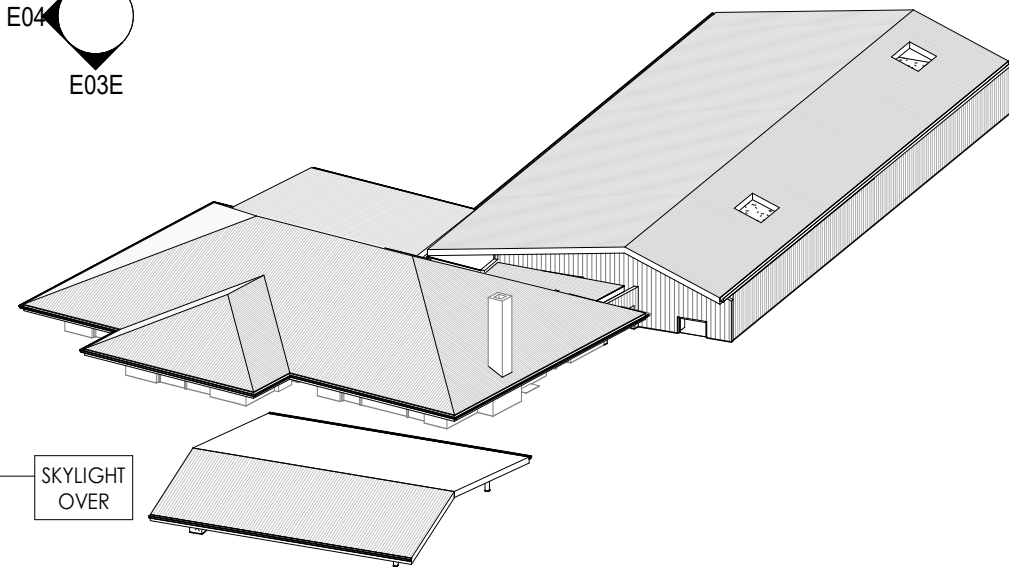


IMAGE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY

ROOF PERSPECTIVE (OVERALL)

N.T.S.

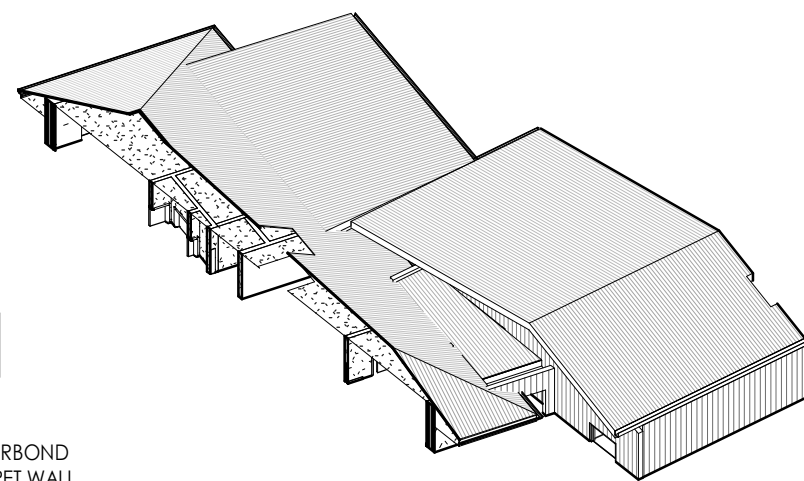


IMAGE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY

ROOF PERSPECTIVE (ENTRY TO NEW ADDITION)

N.T.S.

CLIENT: CONFIRM SKYLIGHT IS
BEING RETAINED AT ITS
CURRENT LOCATION OR NEW
ADDED OR REMOVED
COMPLETELY

ROOF NOTES

- DOWNPIPES ARE TO BE LOCATED AT PLUMBERS DISCRETION TO SUIT ROOFWATER VOLUME AND ROOF MEMBERS.
- SPACE ROOF MEMBERS TO ALLOW FOR 500 x 500 SQUARE CLEARANCE FOR RANGEHOOD CUTOUT.
- SPACE ROOF MEMBERS TO ACCOMMODATE AIR CON GRILLES, VENTS AND UNITS.
- EXHAUST FANS TO BE FLUMED EXTERNALLY.

GENERAL NOTES

- ALL DIMENSIONS ARE IN MILLIMETRES
- ALL LEVELS, DIMENSIONS POSITIONS AND HEIGHTS TO BE VERIFIED ON SITE BEFORE COMMENCING ANY BUILDING WORK.
- ALL NECESSARY APPROVALS FROM RELEVANT AUTHORITIES TO BE OBTAINED PRIOR TO THE COMMENCEMENT OF ANY WORK.
- ALL DRAWINGS TO BE READ IN CONJUNCTION WITH CONSULTANTS DRAWINGS(IF PROVIDED) AND STRUCTURAL ENGINEERING DRAWINGS.
- ALL GUTTER SIZE & VOLUME, DOWNPIPE SIZE & VOLUME, & SOAKWELL VOLUME & QUANTITY REQUIREMENTS TO BE VERIFIED BY ROOF PLUMBER
- ROOF PLUMBER/ BUILDER TO DETERMINE EXISTING SOAKWELL SIZES AND LOCATIONS AND ENSURE ADDITIONAL SOAKWELLS MAKE UP REQUIRED VOLUME PER CALCULATIONS ON SITE PLAN

B
A
REV

24/07/25
23/06/25
DATE

ISSUED FOR DA
PRELIMINARY DA ISSUE FOR CLIENT REVIEW
DESCRIPTION



SHEET SIZE

A2

JOB

25-179

SCALE

AS SHOWN

COUNCIL

TOWN OF
VICTORIA
PARK

PROJECT

104 JARRAH ROAD
EAST VICTORIA PARK

TITLE

PROPOSED ROOF PLAN

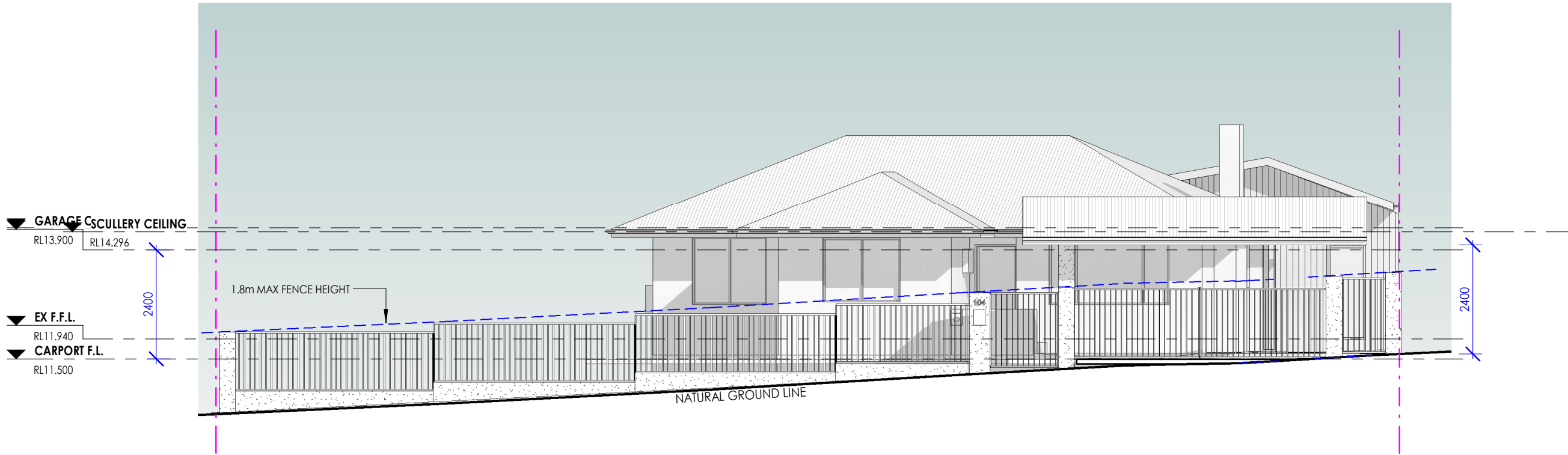
DRG No

A4.04

REVISION

B

© copyright of designs shown herein is retained by van der haus. written authority is required for any reproduction



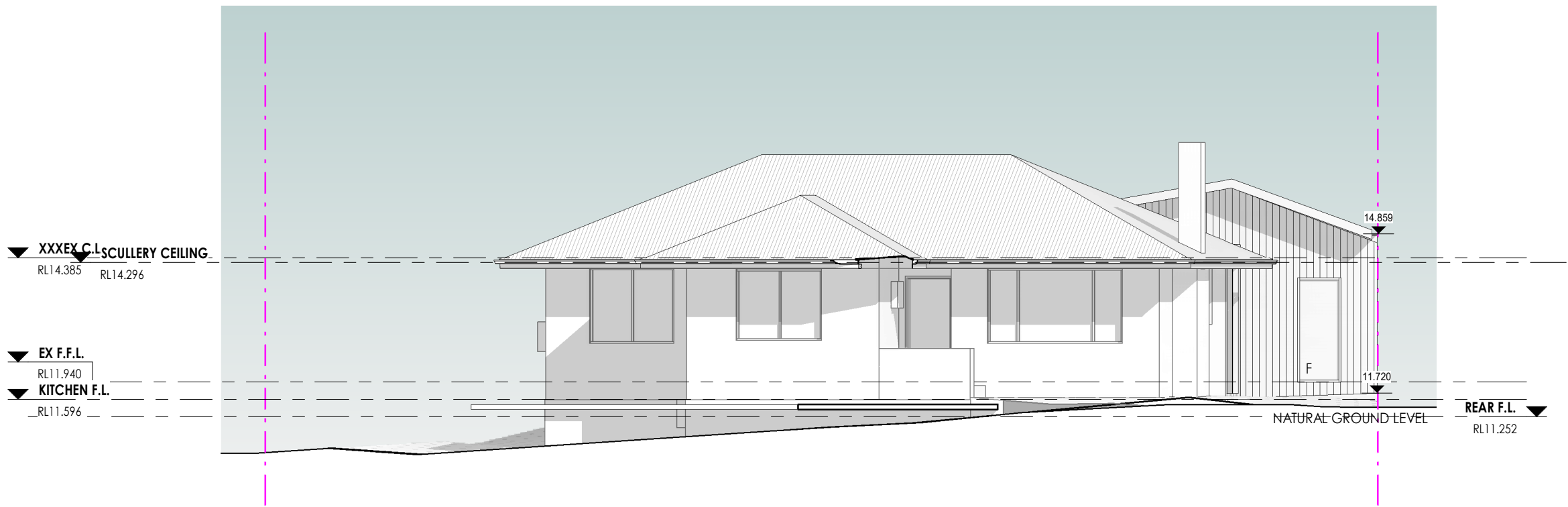
PROPOSED ELEVATION E01

SCALE 1 : 100



FRONT FENCING EXAMPLE

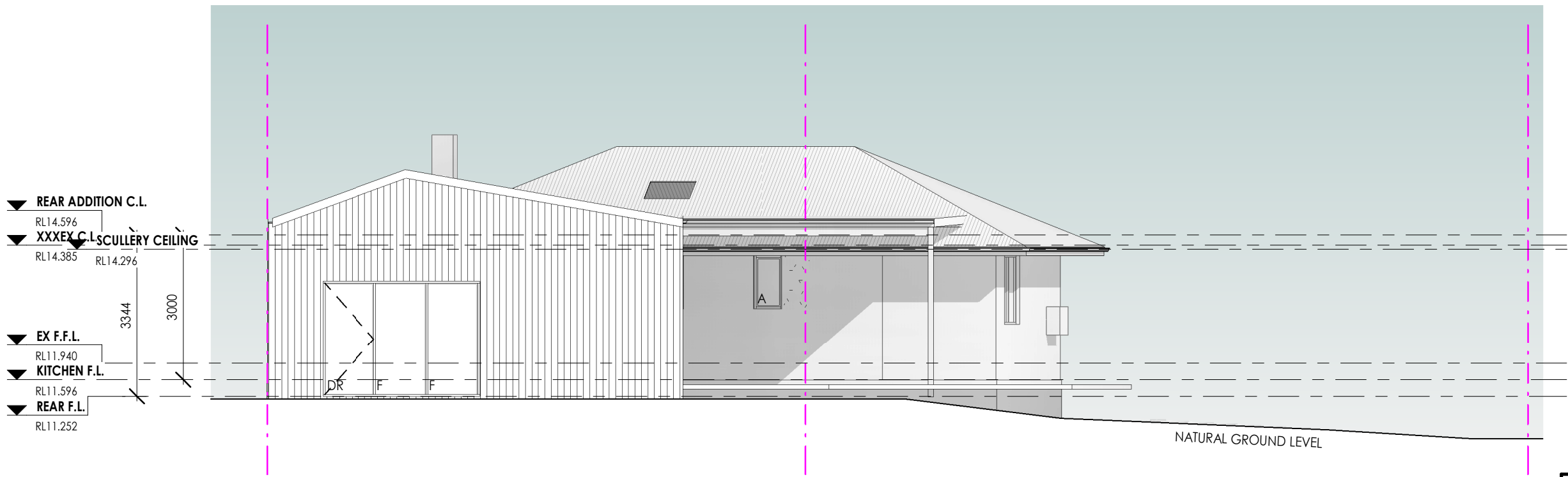
FRONT FENCE TO BE TIMBER BATTEN STYLE WITH RATIO OF 1:1 BATTEN SPACING TO ACHIEVE 50% PERMEABILITY



PROPOSED ELEVATION E02E

SCALE 1 : 100

MATERIAL LEGEND		
		STANDING SEAM CLADDING COLOUR: 'SURFMIST' OR SIMILAR
		RENDER TO EXISTING HOUSE COLOUR: 'SURFMIST' OR SIMILAR
		TIMBER INFILL PANELS COLOUR: 'NEWTECH WOOD CANADIAN CEDAR' OR SIMILAR
		ALUMINIUM WINDOW FRAMES COLOUR: ANODISED ALUMINIUM
		DRIVEWAY EXPOSED AGGREGATE COLOUR: TO MATCH EXISTING
		COLORBOND ROOF COLOUR: SURFMIST OR SIMILAR



PROPOSED ELEVATION E03E

SCALE 1 : 100

WINDOW LEGEND	
F	FIXED SASH
S	SLIDING
A	AWNING SASH
L	LOUVRES
DR	SWING DOOR
BF	BIFOLD DOOR / WINDOW
FRAME	ALUMINIUM
GLASS	CLEAR FLOAT
FLY SCREENS APPLICABLE	
REFER TO ENERGY EFFICIENCY REPORT FOR GLAZING REQUIREMENTS	

GENERAL NOTES	
- ALL DIMENSIONS ARE IN MILLIMETRES	
- ALL LEVELS, DIMENSIONS POSITIONS AND HEIGHTS TO BE VERIFIED ON SITE BEFORE COMMENCING ANY BUILDING WORK.	
- ALL NECESSARY APPROVALS FROM RELEVANT AUTHORITIES TO BE OBTAINED PRIOR TO THE COMMENCEMENT OF ANY WORK.	
- ALL DRAWINGS TO BE READ IN CONJUNCTION WITH CONSULTANTS DRAWINGS(IF PROVIDED) AND STRUCTURAL ENGINEERING DRAWINGS.	
- ALL GUTTER SIZE & VOLUME, DOWNPIPE SIZE & VOLUME, & SOAKWELL VOLUME & QUANTITY REQUIREMENTS TO BE VERIFIED BY ROOF PLUMBER	
- ROOF PLUMBER/ BUILDER TO DETERMINE EXISTING SOAKWELL SIZES AND LOCATIONS AND ENSURE ADDITIONAL SOAKWELLS MAKE UP REQUIRED VOLUME PER CALCULATIONS ON SITE PLAN	

PRINT IN COLOUR

B	24/07/25	ISSUED FOR DA PRELIMINARY DA ISSUE FOR CLIENT REVIEW
A	23/06/25	
REV	DATE	DESCRIPTION



SHEET SIZE	JOB	PROJECT	
A2	25-179		
COUNCIL	SCALE	104 JARRAH ROAD	
TOWN OF VICTORIA PARK	AS SHOWN	EAST VICTORIA PARK	
		TITLE	
		PROPOSED ELEVATIONS - SH 1	
		DRG No	REVISION
		A4.05	B

REV
B
24/07/25
A
23/06/25
DATE

ISSUED FOR DA
PRELIMINARY DA ISSUE FOR CLIENT REVIEW
DESCRIPTION

VAN DER HAUS

COUNCIL
TOWN OF
VICTORIA
PARK

SCALE
AS SHOWN

PROJECT
104 JARRAH ROAD
EAST VICTORIA PARK

TITLE
PROPOSED ELEVATIONS - SH 2

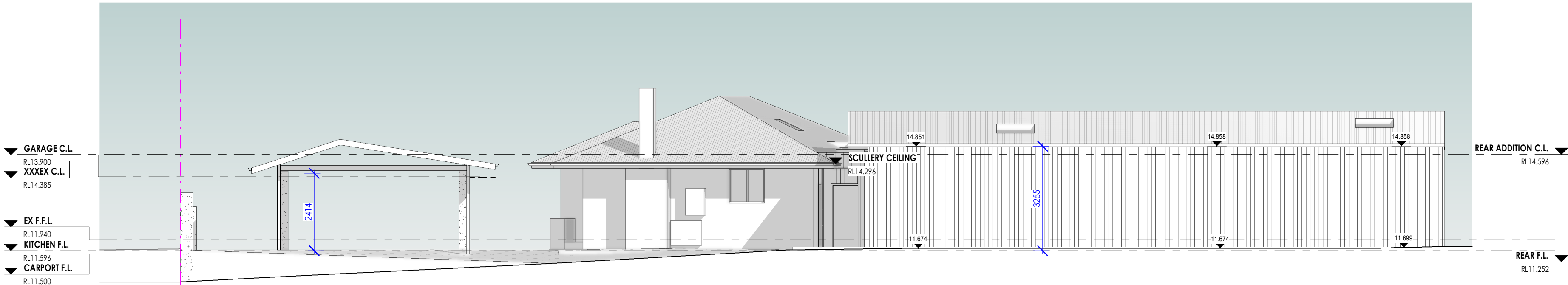
DWG NO
A4.06
REVISION
B

SHEET SIZE

A2

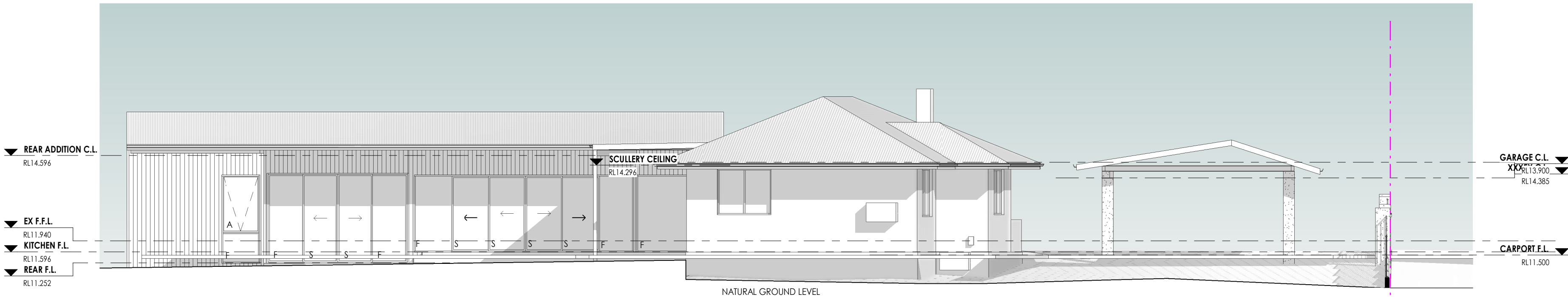
JOB

25-179



PROPOSED ELEVATION E04

SCALE 1 : 100



PROPOSED ELEVATION E05

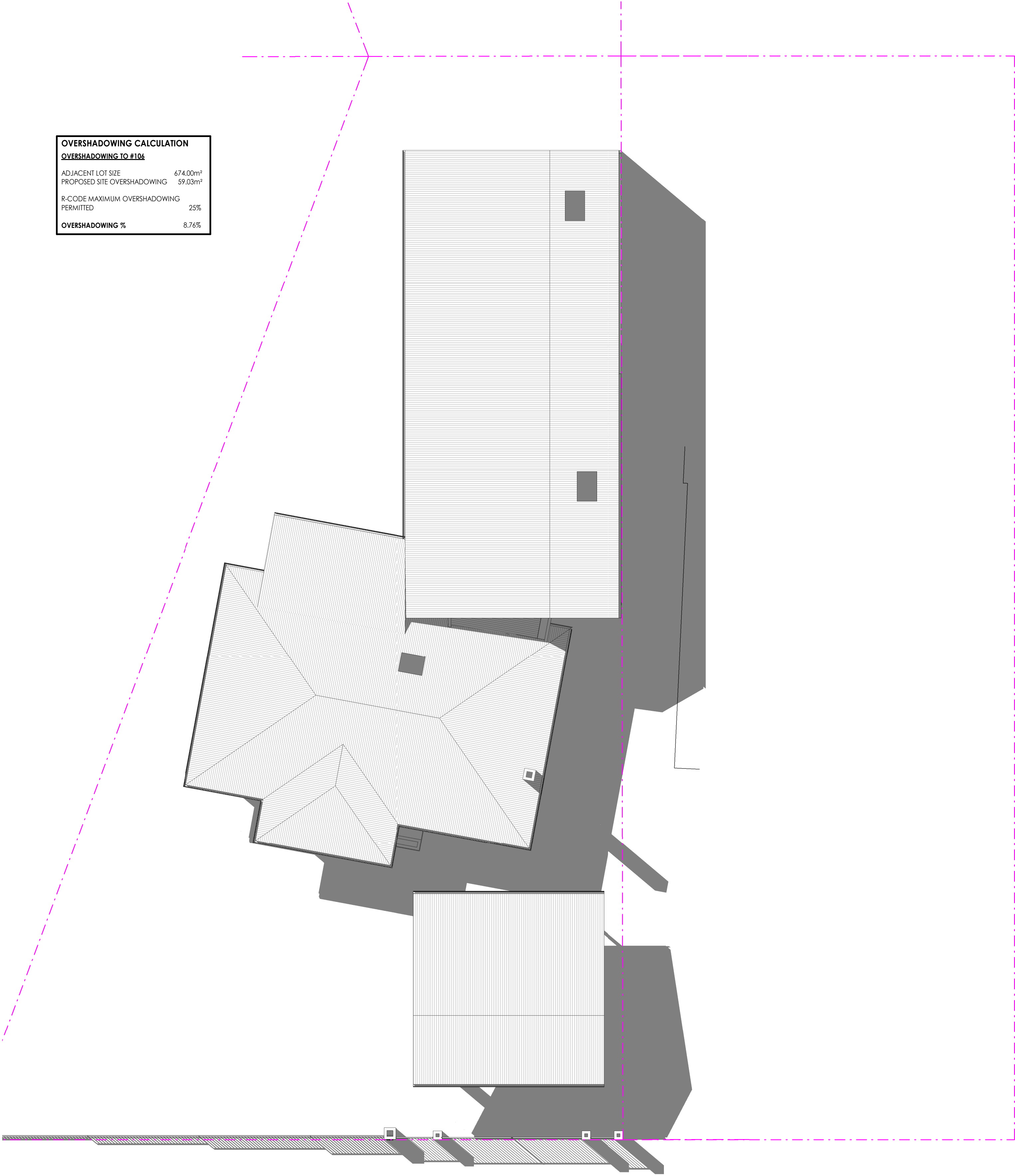
SCALE 1 : 100

GENERAL NOTES

- ALL DIMENSIONS ARE IN MILLIMETRES
- ALL LEVELS, DIMENSIONS POSITIONS AND HEIGHTS TO BE VERIFIED ON SITE BEFORE COMMENCING ANY BUILDING WORK.
- ALL NECESSARY APPROVALS FROM RELEVANT AUTHORITIES TO BE OBTAINED PRIOR TO THE COMMENCEMENT OF ANY WORK.
- ALL DRAWINGS TO BE READ IN CONJUNCTION WITH CONSULTANTS DRAWINGS (IF PROVIDED) AND STRUCTURAL ENGINEERING DRAWINGS.
- ALL GUTTER SIZE & VOLUME, DOWNPIPE SIZE & VOLUME, & SOAKWELL VOLUME & QUANTITY REQUIREMENTS TO BE VERIFIED BY ROOF PLUMBER
- ROOF PLUMBER/ BUILDER TO DETERMINE EXISTING SOAKWELL SIZES AND LOCATIONS AND ENSURE ADDITIONAL SOAKWELLS MAKE UP REQUIRED VOLUME PER CALCULATIONS ON SITE PLAN

WINDOW LEGEND

- F FIXED SASH
 - S SLIDING
 - A AWNING SASH
 - L LOUVRES
 - DR SWING DOOR
 - BF BIFOLD DOOR / WINDOW
 - FRAME ALUMINIUM
 - GLASS CLEAR FLOAT
 - FLY SCREENS APPLICABLE
- REFER TO ENERGY EFFICIENCY REPORT FOR GLAZING REQUIREMENTS



OVERSHADOWING CALCULATION	
OVERSHADOWING TO #106	
ADJACENT LOT SIZE	674.00m²
PROPOSED SITE OVERSHADOWING	59.03m²
R-CODE MAXIMUM OVERSHADOWING PERMITTED	25%
OVERSHADOWING %	8.76%

OVERSHADOWING DIAGRAM

SCALE 1 : 100

PRINT IN COLOUR

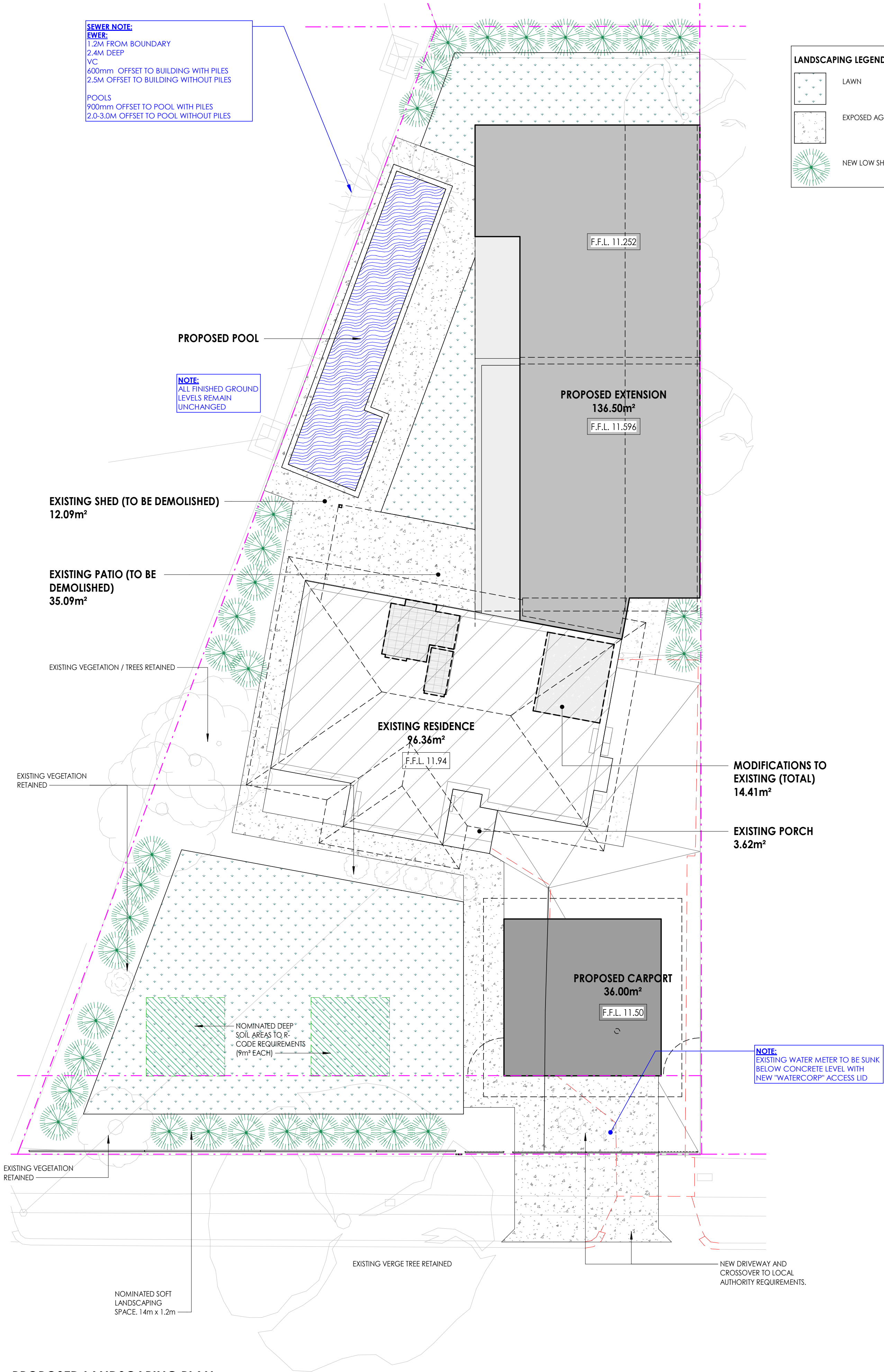
SEWER NOTE:
SEWER:
1.2M FROM BOUNDARY
2.4M DEEP
VC
600mm OFFSET TO BUILDING WITH PILES
2.5M OFFSET TO BUILDING WITHOUT PILES
POOLS
900mm OFFSET TO POOL WITH PILES
2.0-3.0M OFFSET TO POOL WITHOUT PILES

LANDSCAPING LEGEND

LAWN

EXPOSED AGGREGATE

NEW LOW SHRUBS



PROPOSED LANDSCAPING PLAN

SCALE 1 : 100

PRINT IN COLOUR

A REV	24/07/25	DATE	ISSUED FOR DA	DESCRIPTION	 VAN DER HAUS	SHEET SIZE		JOB	25-179	CLIENT	DEMI MILLNER	
						A2		SCALE	AS SHOWN	PROJECT		
						COUNCIL		DRAWN	Author	104 JARRAH ROAD		
						TOWN OF VICTORIA PARK		DESIGNER	Author	EAST VICTORIA PARK		
LANDSCAPING PLAN		TITLE		DRG No	REVISION							
				A10.02	A							

© copyright of designs shown herein is retained by van der haus. written authority is required for any reproduction