



3D PERSPECTIVE (FRONT)

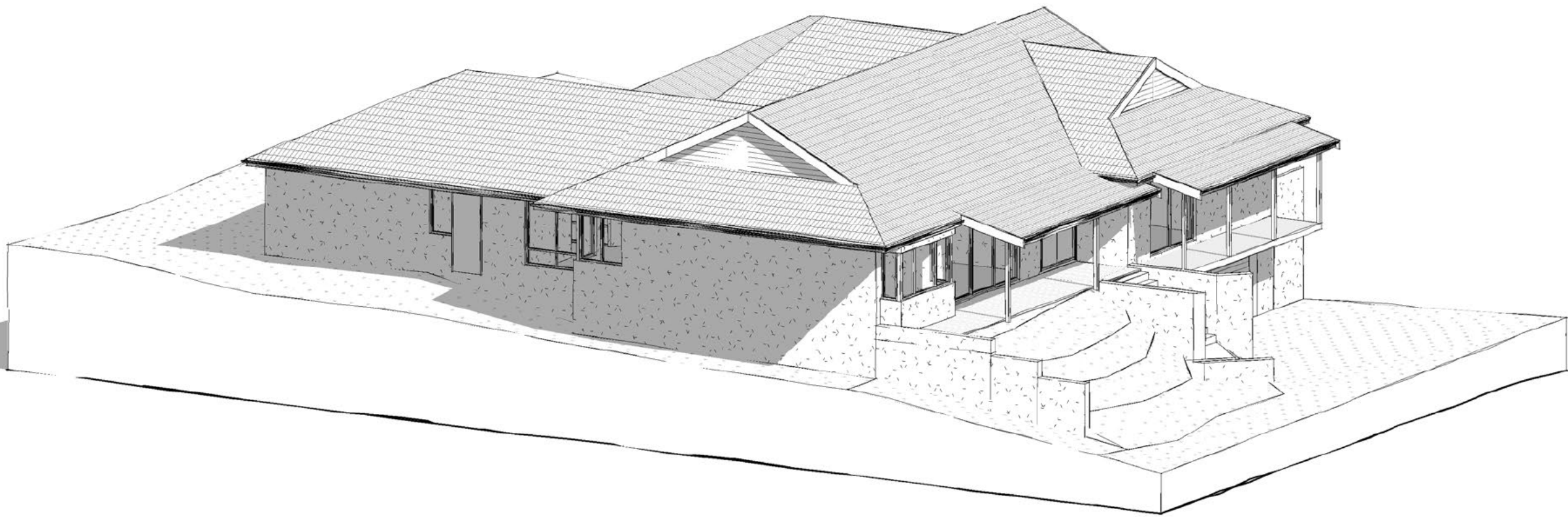
IMAGE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY



3D PERSPECTIVE (REAR)

IMAGE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY

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3D PERSPECTIVE (FRONT)

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- 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

EXISTING HOUSE NOTES

MASONRY WALLS ON FOOTINGS
GARAGE UNDER MAIN HOUSE. CONCRETE SUSPENDED SLAB
CONCRETE SLAB ON GROUND
TILED ROOF AT APPROX 26° PITCH
LINING TO UNDERSIDE OF EAVES

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

E 06/07/26
D 16/03/26
C 09/12/25
B 08/05/25
A 17/03/25
REV DATE

ISSUED FOR DA
ISSUED FOR BP
ISSUED FOR BP
ISSUED FOR BP (PRELIM REVIEW)
ISSUED FOR ENGINEERING
DESCRIPTION



SHEET SIZE

A2

COUNCIL
CITY OF
MELVILLE

JOB

24-135

SCALE

AS SHOWN

DRAWN

MV

DESIGNER

MV

CLIENT

PROJECT

34 LE SOUEF DRIVE
KARDINYA

TITLE

EXISTING 3D PERSPECTIVES

DRG No

A2.02

REVISION

E



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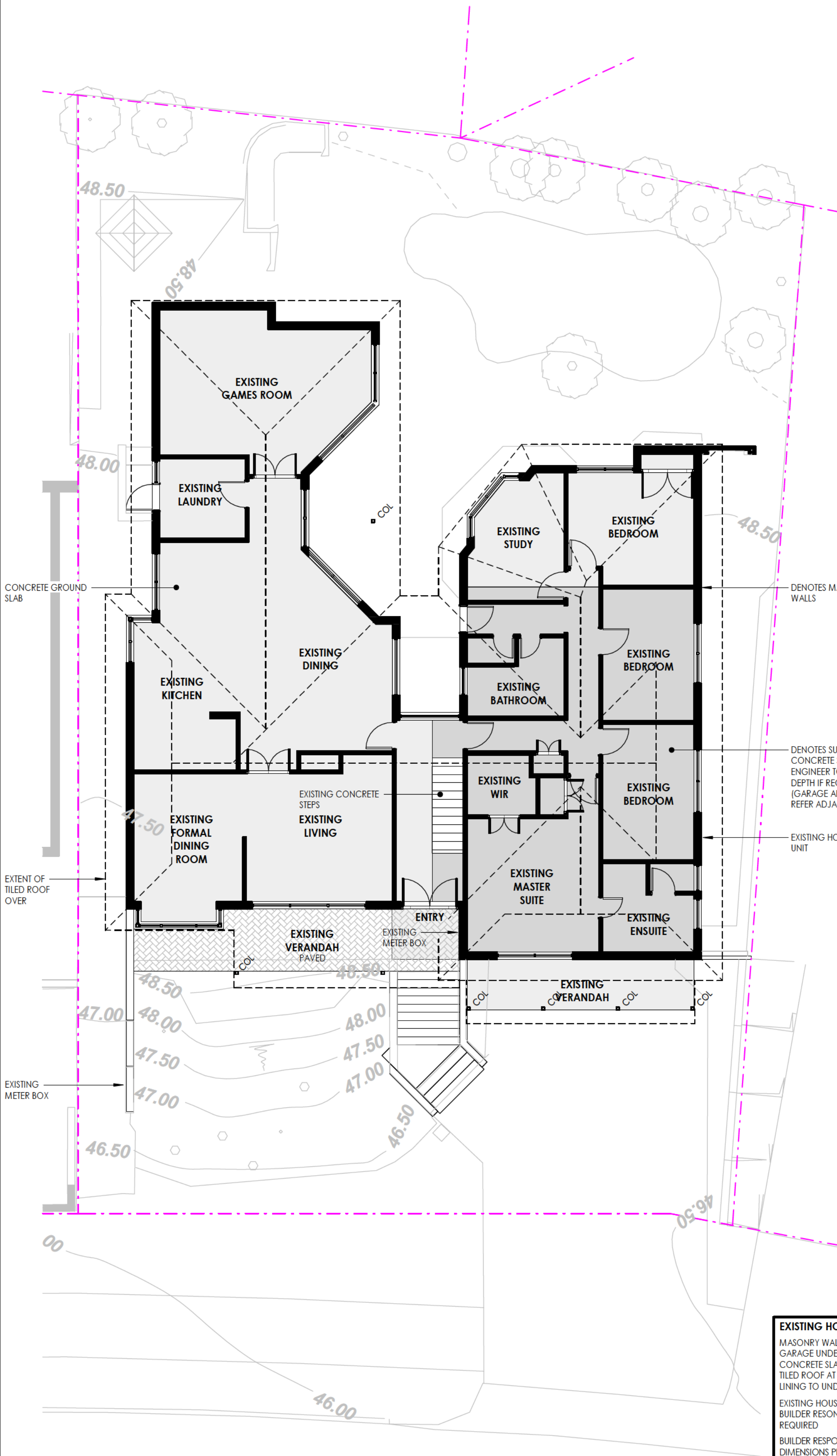
FRONT ELEVATION FROM LE SOUEF DRIVE



FRONT ELEVATION ON VERANDAH

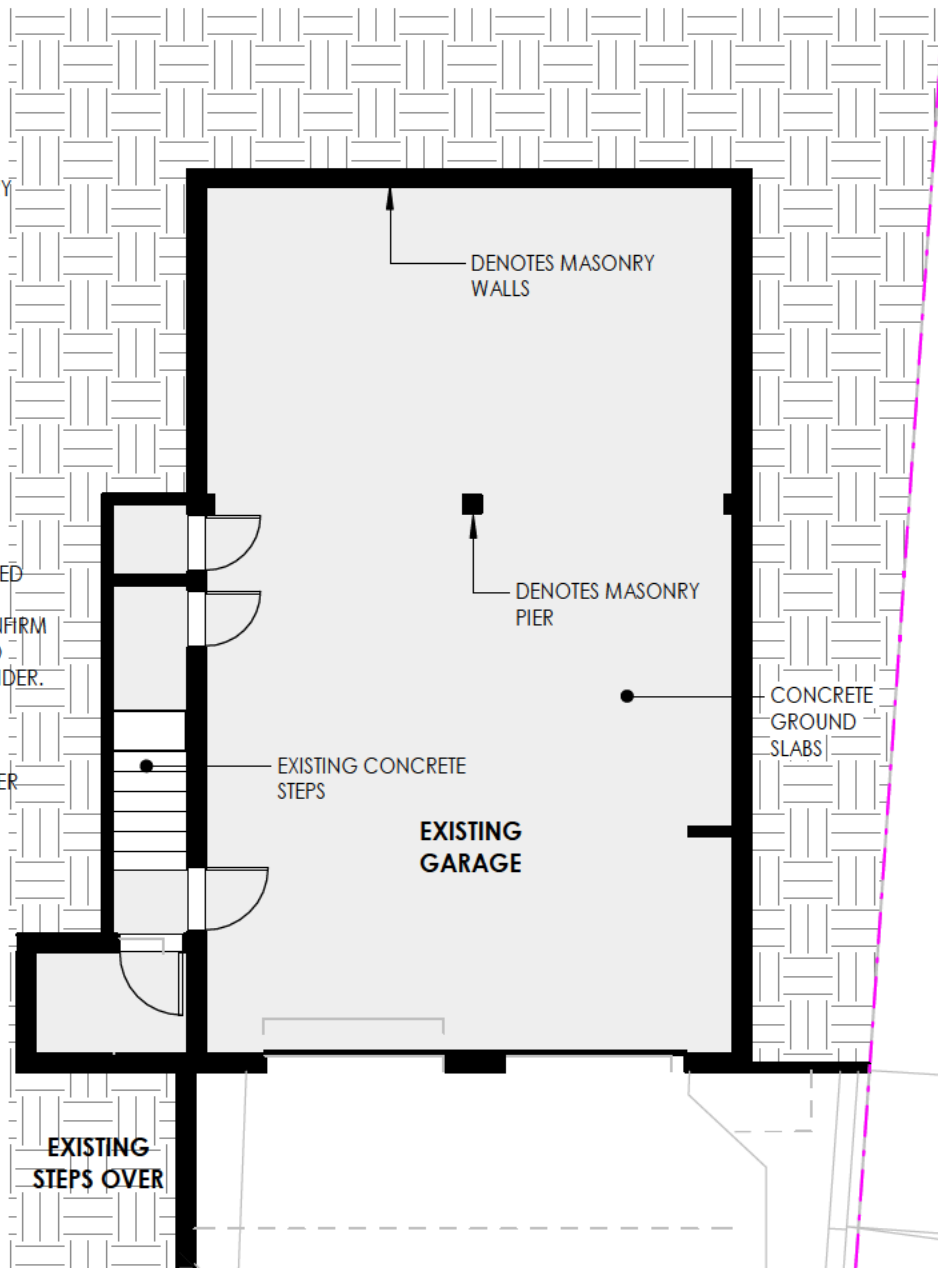


FRONT ELEVATION FROM 34 LE SOUEF DRIVE (EAST ELEVATION)



EXISTING GROUND FLOOR LEVEL

SCALE 1 : 100



EXISTING GARAGE LEVEL

SCALE 1 : 100

EXISTING HOUSE NOTES

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GARAGE UNDER MAIN HOUSE. CONCRETE SUSPENDED SLAB
CONCRETE SLAB ON GROUND
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SHEET SIZE

A2

COUNCIL

CITY OF MELVILLE

JOB

24-135

SCALE

AS SHOWN

DRAWN

MV

DESIGNER

MV

CLIENT

PROJECT

34 LE SOUEF DRIVE
KARDINYA

TITLE

EXISTING FLOOR PLAN

DRG No

A2.01

REVISION

G

PRINT IN COLOUR

PROPOSED ADDITION

34 LE SOUEF DRIVE, KARDINYA

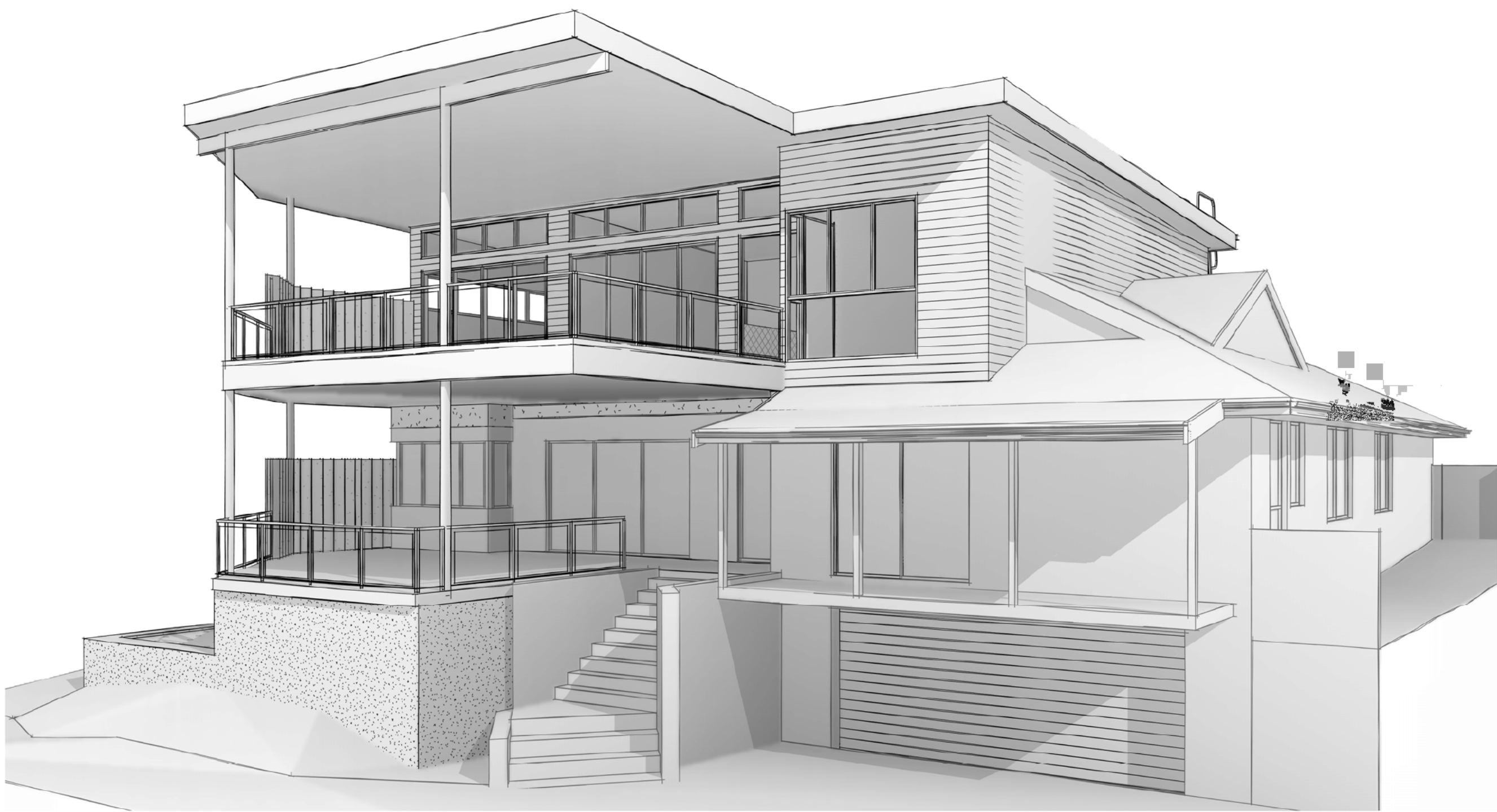


IMAGE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY

DRAWING LIST			
SHEET No.	SHEET NAME	REV	REV DATE
A0.00	COVER PAGE	H	14/10/26
A1.03	SITE PLAN	H	14/10/26
A4.01	PROPOSED LOWER FLOOR PLAN	H	14/10/26
A4.02	PROPOSED UPPER FLOOR PLAN	H	14/10/26
A4.05	PROPOSED ELEVATIONS	H	14/10/26
A4.06	DIMENSIONED PLAN	D	14/10/26

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PRINT IN COLOUR



PROPOSED UPPER
FLOOR ADDITION
136.72m²

F.F.L. 52.280

PROPOSED UPPER
FLOOR BALCONY
60.18m²

F.F.L. 52.280

OVERALL SITE PLAN - UPPER FLOOR

SCALE 1 : 200

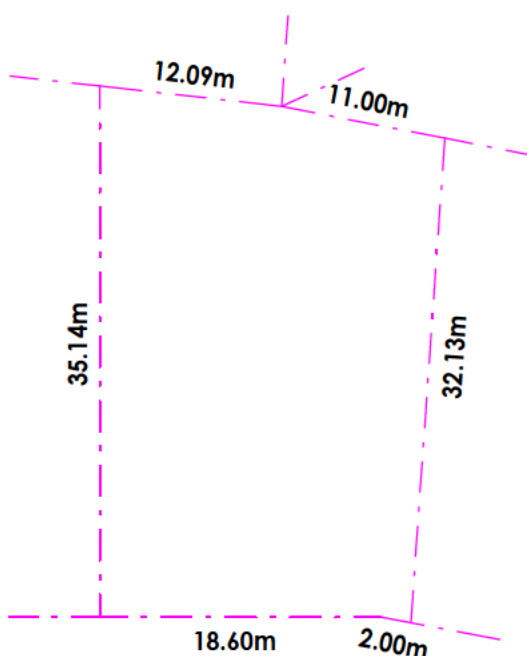
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OVERALL SITE PLAN

N.T.S.



LE SOUEF DRIVE



SITE BOUNDARY PLAN

SCALE 1 : 500

ALTERNATIVE LOCATION FOR
SOAKWELLS. BUILDER TO
DETERMINE LOCATION OF EXISTING
SOAKWELLS AND PROVIDE NEW
SOAKWELLS TO SATISFY NEW ROOF/
PAVING REQUIREMENTS

POOL FENCE AND GATE WILL
BE REQUIRED ISOLATE TO THE
POOL AND ITS ACCESS

PROPOSED INTERNAL
MODIFICATIONS (TOTAL)
19.47m²

F.F.L. 48.680

PROPOSED LOWER
FLOOR ADDITION
5.66m²

F.F.L. 48.680

PROPOSED LOWER
FLOOR DECK
49.15m²

F.F.L. 48.594

SOAKWELLS. REFER TO
STORMWATER DRAINAGE
CALCULATOR FOR SIZE

EXISTING
RESIDENCE
268.04m²

F.F.L. 48.680

EXISTING GARAGE
AREA
99.49m²

F.F.L. 45.990

OVERALL SITE PLAN - LOWER FLOOR (inc GARAGE)

SCALE 1 : 200



AREAS

EXISTING RESIDENCE:	268.04m ²
EXISTING GARAGE AREA:	99.49m ²
LOT SIZE:	733m ²
PROPOSED LOWER FLOOR ADDITION:	5.66m ²
TOTAL SITE COVERAGE:	273.7m ² 37.3%
PROPOSED LOWER FLOOR VERANDAH:	56.03m ²
PROPOSED INTERNAL MODIFICATIONS:	19.47m ²
PROPOSED UPPER FLOOR ADDITION:	136.72m ²
PROPOSED UPPER FLOOR VERANDAH:	60.18m ²

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City of
Melville

STORMWATER DRAINAGE DESIGN CALCULATOR

Property Address	34 Le Souef Drive
Design AEP	1%
Roof area (m ²)	163.47
Paved area for connection (m ²)	0
Effective impervious area (m ²)	163.5
Soakwell Type 1	
Soakwell ID (m)	1.8
Soakwell depth (m)	1.2
Number of soakwells	2
Soakwell Type 2	
Soakwell ID (m)	
Soakwell depth (m)	
Number of soakwells	
Soakwell Type 3	
Soakwell ID (m)	
Soakwell depth (m)	
Number of soakwells	
Volume provided (m ³)	6.11
Volume required (m ³)	5.44
Infiltration Pipe	
Length (m)	
Diameter (m)	

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SHEET SIZE

A2

COUNCIL
CITY OF
MELVILLE

JOB

24-135

SCALE

AS SHOWN

DRAWN

MV

DESIGNER

MV

CLIENT

PROJECT

34 LE SOUEF DRIVE

KARDINYA

TITLE

SITE PLAN

DRG No

A1.03

REVISION

H

PRINT IN COLOUR



NEW TREE IN MIN. 2m x 2m PLANTING AREA

PROPOSED POOL BARRIER TO COMPLY WITH NCC VOLUME 2 PART H9D AND AS 1926.1 - SAFETY BARRIERS FOR SWIMMING POOLS

NEW SLIDING DOOR IN EXISTING MASONRY WALL

1.2m HIGH FENCE WITH PEDESTRIAN GATE

INDICATES ROOF LINE OVER

EXISTING MASONRY WALL

REFER TO INTERNAL LAYOUT DRAWINGS

NEW RECONFIGURED LAUNDRY WITH TOILET ADDED

NEW STUD WALL WITH CAVITY SLIDER TO ENCLOSE NEW TOILET

NEW CAVITY SLIDER TO ENCLOSE LAUNDRY

NEW SLIDING DOOR IN EXISTING MASONRY WALL

CONCRETE SLAB AND FOOTINGS TO STRUCTURAL ENGINEERS DETAILS

FLOOR LEVEL TO MATCH. MAKE GOOD AT JOIN AND ALLOW FOR FINISHES

PRIVACY SCREENING TO 1.65M HIGH

MIN. 1650mm HIGH PRIVACY SCREENING APPLIED TO EXTENT REQUIRED TO COMPLY WITH R-CODES CLAUSE 5.4.1 VISUAL PRIVACY

BALUSTADING TO DECK TO BUILDERS SELECTIONS

LANDSCAPING TO FRONT SETBACK AREA

EXISTING POOL

EXISTING GAMES ROOM

LAUNDRY 720

EXISTING STUDY

EXISTING BEDROOM

REFLUX VALVE REQUIRED FOR HOBBLESS SHOWERS

NEW BATHROOM ON EXISTING SUSPENDED SLAB. BUILDER AND ENGINEER TO CONFIRM AND LIAISE FOR WET AREA SETDOWNS AND PIPE, ETC REQUIREMENTS

LIFT TO LIFT MANUFACTURER'S DETAILS. FINAL DIMENSIONS TO BE CONFIRMED. EXISTING SUSPENDED SLAB TO BE CUT OUT. REFER TO ENGINEERS DRAWINGS

SKYLIGHT FROM ABOVE

HATCH DENOTES EXTENT OF SUSPENDED CONCRETE SLAB

EXISTING KITCHEN

EXISTING DINING

BATH 820

EXISTING BEDROOM

EXISTING BEDROOM

EXISTING WIR

EXISTING MASTER SUITE

EXISTING ENSUITE

EXISTING VERANDAH

EXISTING FORMAL DINING ROOM

STAIRS, HANDRAILS & BALUSTRADES TO AS1684 AND AS 1657 AND STRUCTURAL ENGINEERS DETAILS
STEPS
TREAD: 250mm
RISER: 173.7mm

ENTRY

STEP

ALFRESCO
FALL SLAB AWAY FROM HOUSE

GARDEN BED

TOW 47.480

CONCRETE SLAB ON COMPACTED FILL

PROVISION FOR FUTURE LIFT

DENOTES MASONRY WALLS
LIFT TO LIFT MANUFACTURER'S DETAILS. (TO BE CONFIRMED) BUILDER TO DETERMINE IF SLAB IS SUFFICIENT FOR LIFT REQUIREMENTS

DENOTES MASONRY PIER

EXISTING CONCRETE STEPS

EXISTING GARAGE

EXISTING STEPS OVER

CENTRAL PIER AND CURVED MASONRY TO BE REMOVED. INSTALL UC AS PER STRUCTURAL ENGINEERS DRAWINGS. TIMBER FRAME AROUND BEAM TO BUILD OUT TO MATCH EXISTING THICKNESS. APPLY CLADDING WITH RENDER FINISH TO MATCH EXISTING
GARAGE DOOR TO CLIENT SELECTIONS

PROPOSED GARAGE FLOOR PLAN

SCALE 1 : 100

PROPOSED LOWER FLOOR PLAN

SCALE 1 : 100

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LEGEND

DR	DRAWER
FW	FLOOR WASTE
DRY	DRYER
WM	WASHING MACHINE
FR	FRIDGE
DW	DISHWASHER
BD	BIN DRAWER
SG	STRIP GRATE
AC.	AIR CONDITIONING UNIT - REFER TO BUILDERS SPEC.
	STEEL COLUMN - REFER TO STRUCTURAL ENGINEERS DWGS FOR DETAIL.
C.O.S.	CHECK ON SITE
	DOWNPIPE - SIZE TBC. WITH ROOF PLUMBER & REFER TO BUILDERS SPEC.
	FLOOR WASTE - REFER TO BUILDERS SPEC. INDICATIVE LOCATION SHOWN ON PLAN. INSTALLED AT PLUMBERS DISCRETION U.O.S
	HOSE COCK (EXTERNAL TAP)
HWU	HOT WATER UNIT - REFER TO BUILDERS SPEC.

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DOOR AND WINDOW NOTES

- DOOR AND WINDOW SCHEDULES NOT INCLUDED IN DRAWING PACKAGE. TO BE COMPLETED AND LIAISED BETWEEN CLIENT AND BUILDER.
- ALL ARCHITECTURAL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH BUILDER SPECIFICATIONS.
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- REFER TO ENERGY EFFICIENCY REPORT FOR GLAZING AND INSULATION REQUIREMENTS.
- APPLY WEATHER SEALS TO ALL EXTERNAL DOORS AND WINDOW.
- GLAZING TO COMPLY WITH AS 1288 & AS 2047.
- GLASS THICKNESS AND INSTALLATION REFER TO A.S. 1288-2006.
- REFER TO ENERGY EFFICIENCY REPORT FOR GLASS VALUE AND GLAZING REQUIREMENTS.
- 2x GARAGE DOOR REMOTES TO BE SUPPLIED
- ALL COLOURS AND FINISHES TO CLIENT / BUILDERS SELECTION.
- DOOR AND WINDOW FURNITURE AND HARDWARE TO BUILDERS STANDARD SPECIFICATION AND / OR CLIENT SELECTION.
- WINDOW AND DOOR MANUFACTURERS TO BUILDERS SPECIFICATION AND / OR CLIENT SELECTION.
- DOOR FRAME AND WINDOW PROFILES SHOWN INDICATIVELY. FINAL SELECTION TO BUILDERS SPECIFICATION AND / OR CLIENT SELECTION.
- ALL GLAZED PANELS, INCLUDING DOORS AND GLAZED LOUVRE PANELS TO BE FITTED WITH SECURITY MESH SCREENS.

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SHEET SIZE

A2

COUNCIL

CITY OF MELVILLE

JOB

24-135

SCALE

AS SHOWN

DRAWN

MV

DESIGNER

MV

CLIENT

PROJECT

34 LE SOUEF DRIVE

KARDINYA

TITLE

PROPOSED LOWER FLOOR PLAN

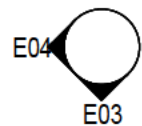
DRG No

A4.01

REVISION

H

PRINT IN COLOUR



TILED FLOOR TO WET AREAS. FFL TO MATCH ADJACENT ROOMS. TIMBER SUB STRUCTURE TO AS1684 AND STRUCTURAL ENGINEERS DETAILS

REFER TO INTERNAL LAYOUT DRAWINGS

BUILDER TO LIAISE WITH CLIENT FOR WIR LAYOUT. FITOUT TO BUILDERS SELECTIONS

STUD WALLS WITH HORIZONTAL CLADDING TO BUILDERS SELECTIONS

CAVITY SLIDER

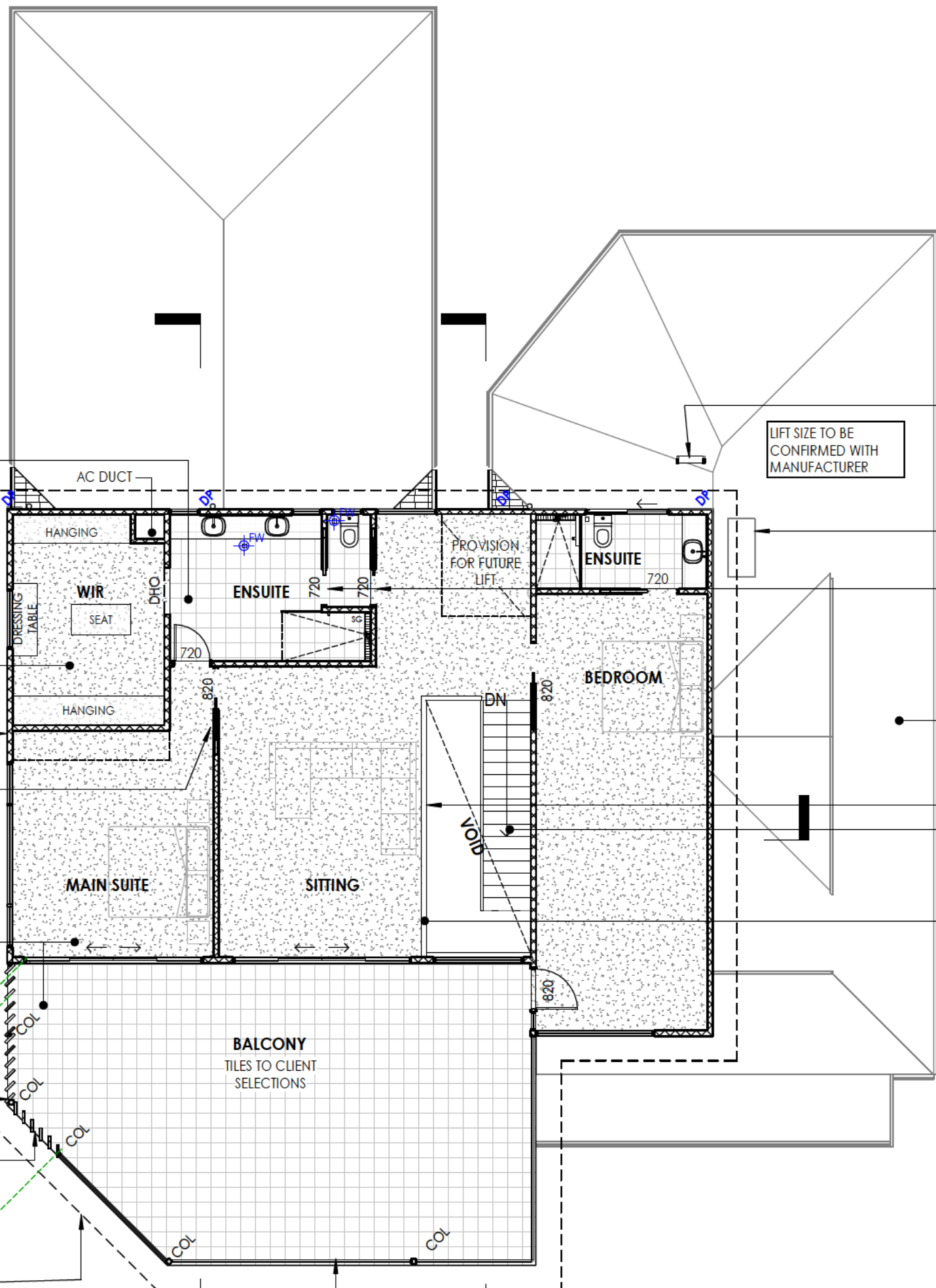
ROOF EXTENT OVER

TIMBER DECK AND SUBSTRUCTURE TO AS1684 AND STRUCTURAL ENGINEERS DRAWINGS

PRIVACY SCREENING TO 1.65M HIGH

MIN. 1650mm HIGH PRIVACY SCREENING APPLIED TO EXTENT REQUIRED TO COMPLY WITH R-CODES CLAUSE 5.4.1 VISUAL PRIVACY

ROOF EXTENT OVER



ACCESS LADDER TO UPPER ROOF. CONNECTIONS AND DETAILS TO MANUFACTURER'S DETAILS

SKYLIGHT 550 x 980. ANGLE INTO FAMILY BATHROOM BELOW. REFER TO CEILING PLAN FOR LOCATION

CAVITY SLIDER

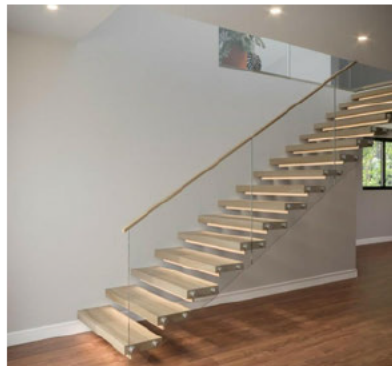
EXISTING ROOF TO REMAIN. BUILDER TO DETERMINE EXTENT OF DEMOLITION WORKS REQUIRED

TIMBER BALUSTRADE

STAIRS, HANDRAILS & BALUSTRADES TO AS1684 AND AS 1657 AND STRUCTURAL ENGINEERS DETAILS

TIMBER HANDRAILS & BALUSTRADES TO AS1684 AND AS 1657 AND STRUCTURAL ENGINEERS DETAILS

STAIRS
TREAD: 250mm
RISER: 171.4mm



STAIR INSPIRATION IMAGE

N.T.S.

PROPOSED UPPER FLOOR PLAN

SCALE 1 : 100

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LEGEND

- SG - STRIP GRATE
- FW - FLOOR WASTE
- FR - FRIDGE
- COL - STEEL COLUMN. REFER TO ENGINEERS DRAWINGS

DOOR AND WINDOW NOTES

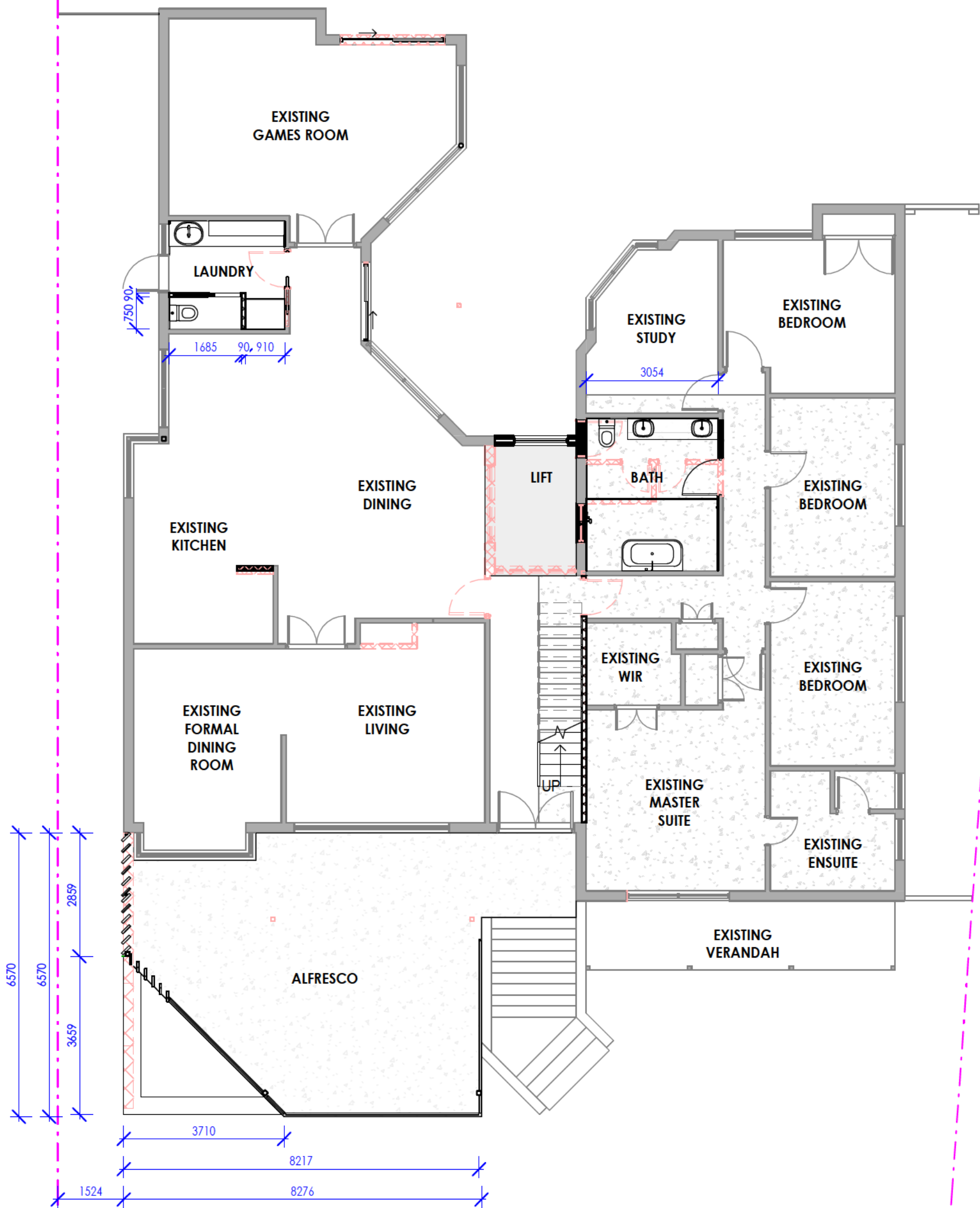
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SHEET SIZE	JOB	CLIENT
A2	24-135	
COUNCIL	SCALE	PROJECT
CITY OF MELVILLE	AS SHOWN	34 LE SOUEF DRIVE
	DRAWN	KARDINYA
	DESIGNER	
	MV	
	MV	

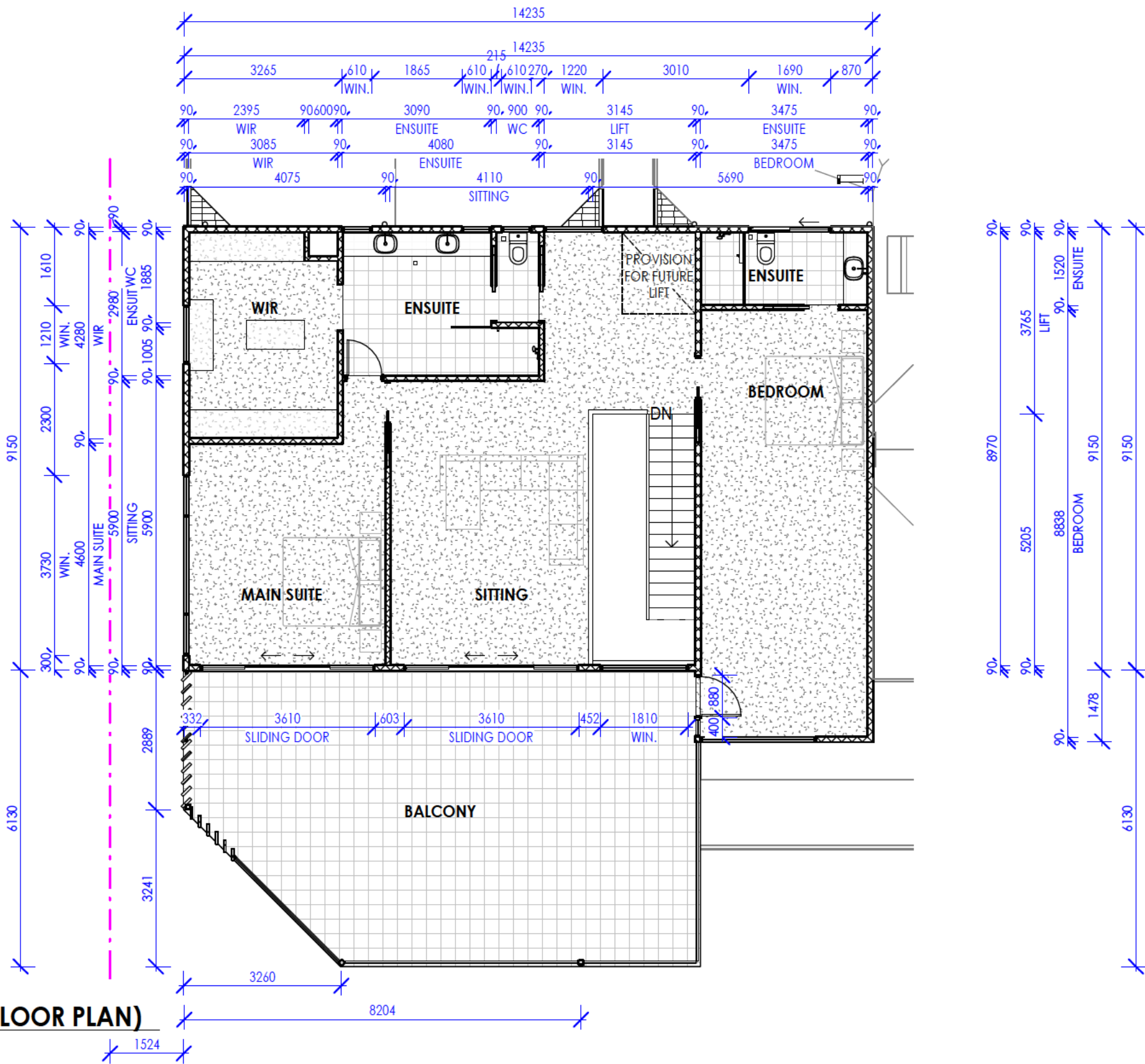
TITLE	DRG No	REVISION
PROPOSED UPPER FLOOR PLAN	A4.02	H



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DIMENSIONED PLAN (LOWER FLOOR PLAN)

SCALE 1 : 100



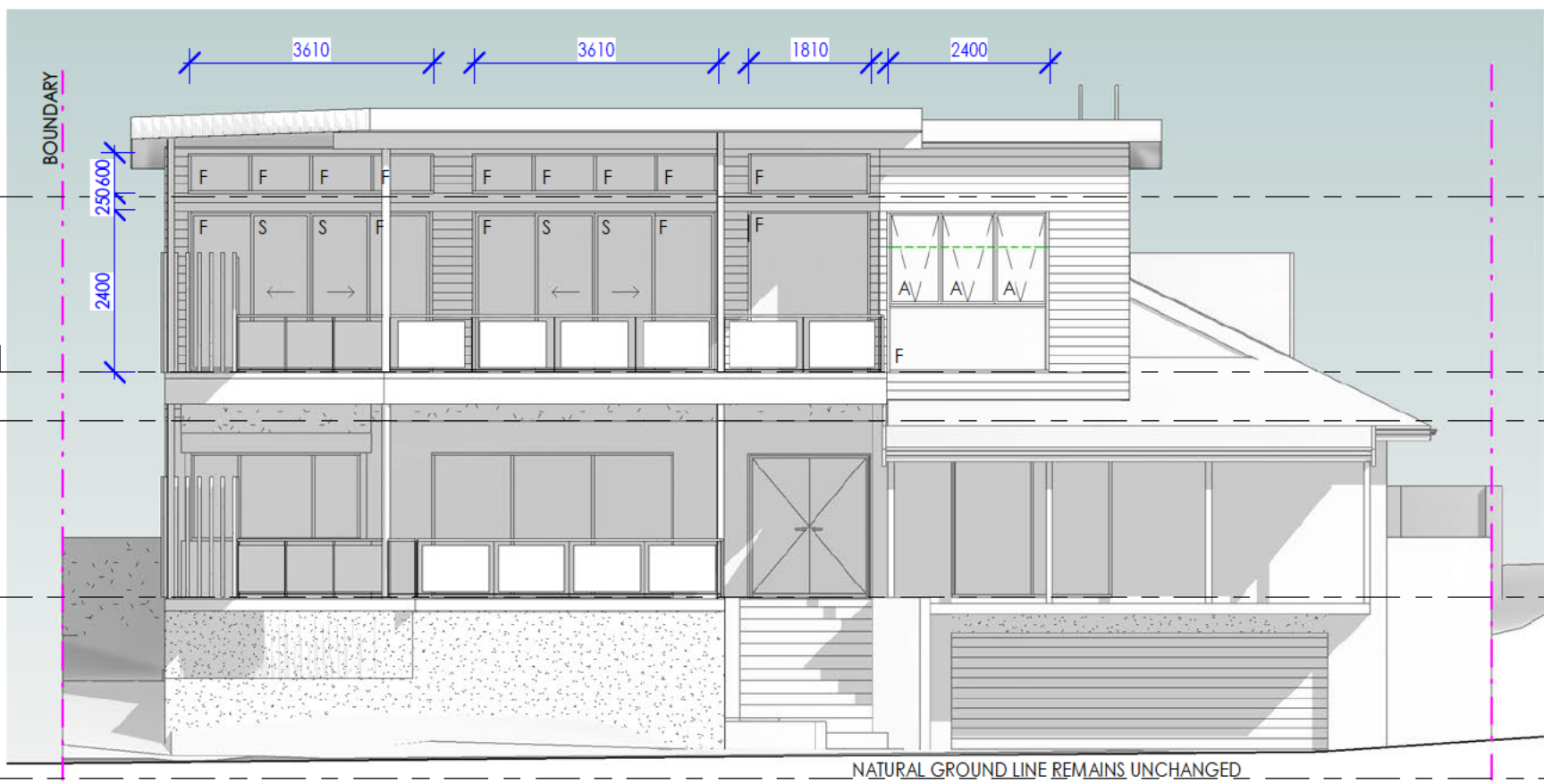
DIMENSIONED PLAN (UPPER FLOOR PLAN)

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

PRINT IN COLOUR

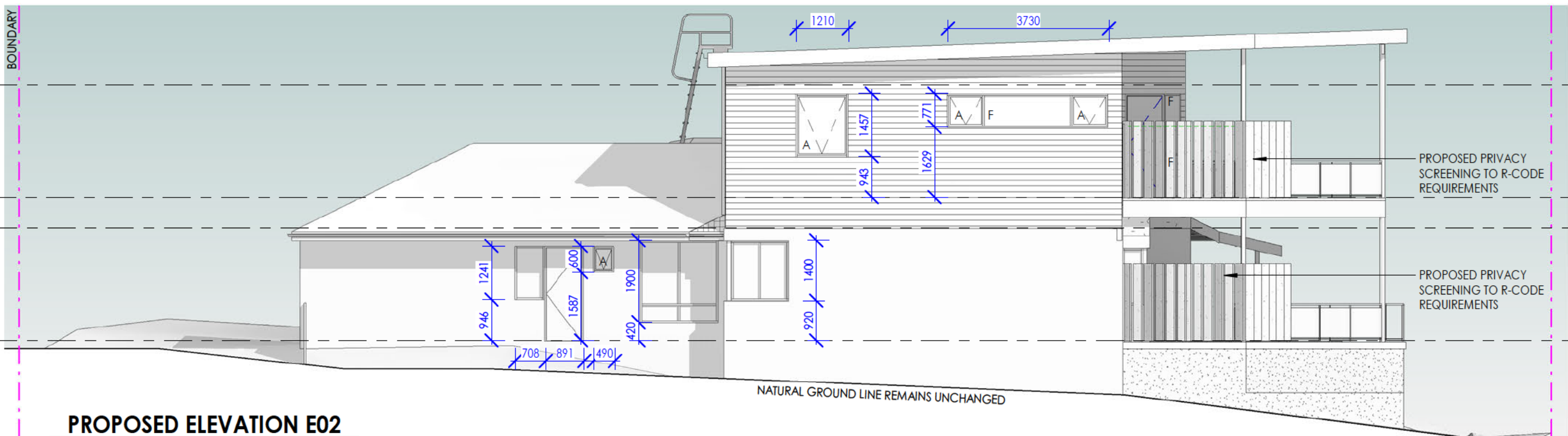
	D	14/10/26	ISSUED FOR DA - RFI		A2	SCALE	24-135		
	C	16/03/26	ISSUED FOR BP			COUNCIL	AS SHOWN		PROJECT
	B	09/12/25	ISSUED FOR BP			CITY OF MELVILLE	DRAWN		34 LE SOUEF DRIVE
	A	08/05/25	ISSUED FOR BP (PRELIM REVIEW)				MV		KARDINYA
	REV	DATE	DESCRIPTION				DESIGNER		TITLE
				MV	DIMENSIONED PLAN	A4.06	D		



PROPOSED ELEVATION E01 (LE SOUEF DRIVE)

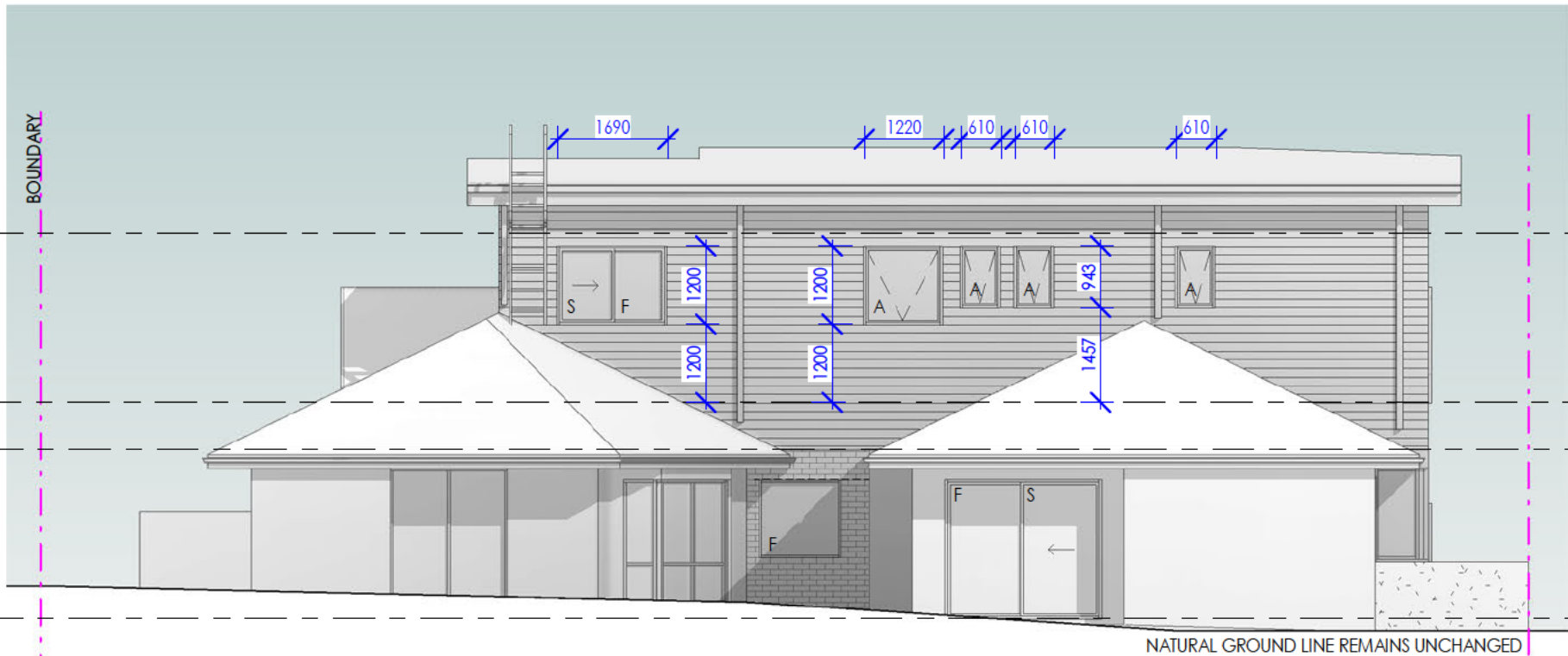
SCALE 1 : 100

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PROPOSED ELEVATION E02

SCALE 1 : 100

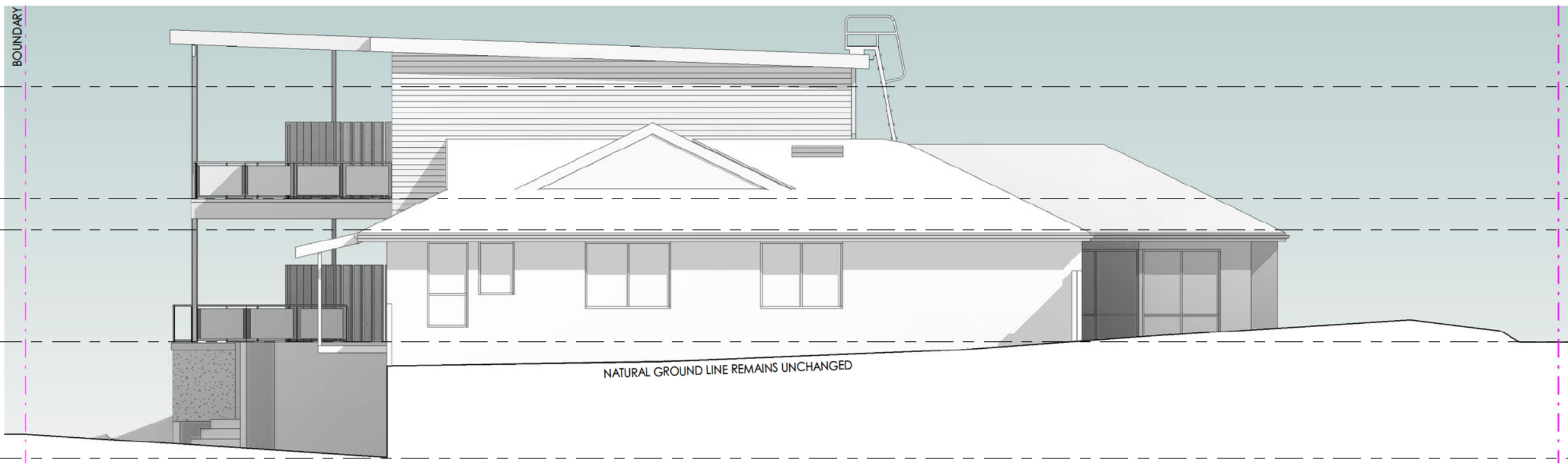


PROPOSED ELEVATION E03

SCALE 1 : 100

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

- GENERAL NOTES**
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PROPOSED ELEVATION E04

SCALE 1 : 100

PRINT IN COLOUR

H	14/10/26	ISSUED FOR DA - RFI		SHEET SIZE	JOB	24-135	CLIENT			
G	06/07/26	ISSUED FOR DA		A2	SCALE	AS SHOWN	PROJECT			
F	16/03/26	ISSUED FOR BP			DRAWN	MV	34 LE SOUEF DRIVE			
E	09/12/25	ISSUED FOR BP		COUNCIL	DESIGNER	MV	KARDINYA	DRG No	REVISION	
D	08/05/25	ISSUED FOR BP (PRELIM REVIEW)		CITY OF MELVILLE	PROPOSED ELEVATIONS					
C	17/03/25	ISSUED FOR ENGINEERING								
B	25/01/25	AMENDED TO COUNCIL COMMENT & MEETING						A4.05	H	
A	13/12/24	ISSUED FOR DA								
REV	DATE	DESCRIPTION								