



PLAN INDICATING SOUTHERN NEIGHBOURS EXTENT OF OVERSHADOW FROM THEIR EXISTING PARAPET WALLS LOCATED ON THEIR NORTHERN BOUNDARY
scale 1:100

PROPOSED GROUND FLOOR PLAN
scale 1:100

AREA CALCULATIONS

total existing building area = 57.09m ²
total new ground floor building including alfresco area = 97.10m ²
total new roof area = 28.99m ²
total new garage area = 40.74m ²
total existing verandah area = 2.37m ²
total new verandah area = 13.82m ²
total new studio verandah = 6.75m ²
TOTAL AREA = 259.22m²

OPEN SPACE CALCULATIONS

Total ground floor building area including garage, studio, outhouse and not including verandah = 210.32m ²
Total site area = 508.00m ²
50% of open space area required = 254.00m ²
Total open space achieved = 297.68m ² = 58.59%

TOWN OF EAST FREMANTLE
PLANNING APPLICATION
DATE 25 FEB 2020 No P 0-16-20
RECEIVED

PROPOSED EXTENSIONS AND RENOVATIONS
for: DOUG AND CAROLYN AUSTIN
at: 42 SEWELL STREET, EAST FREMANTLE

DRAWN 19/02/2020

SHEET 3 OF 8

de pledge design

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