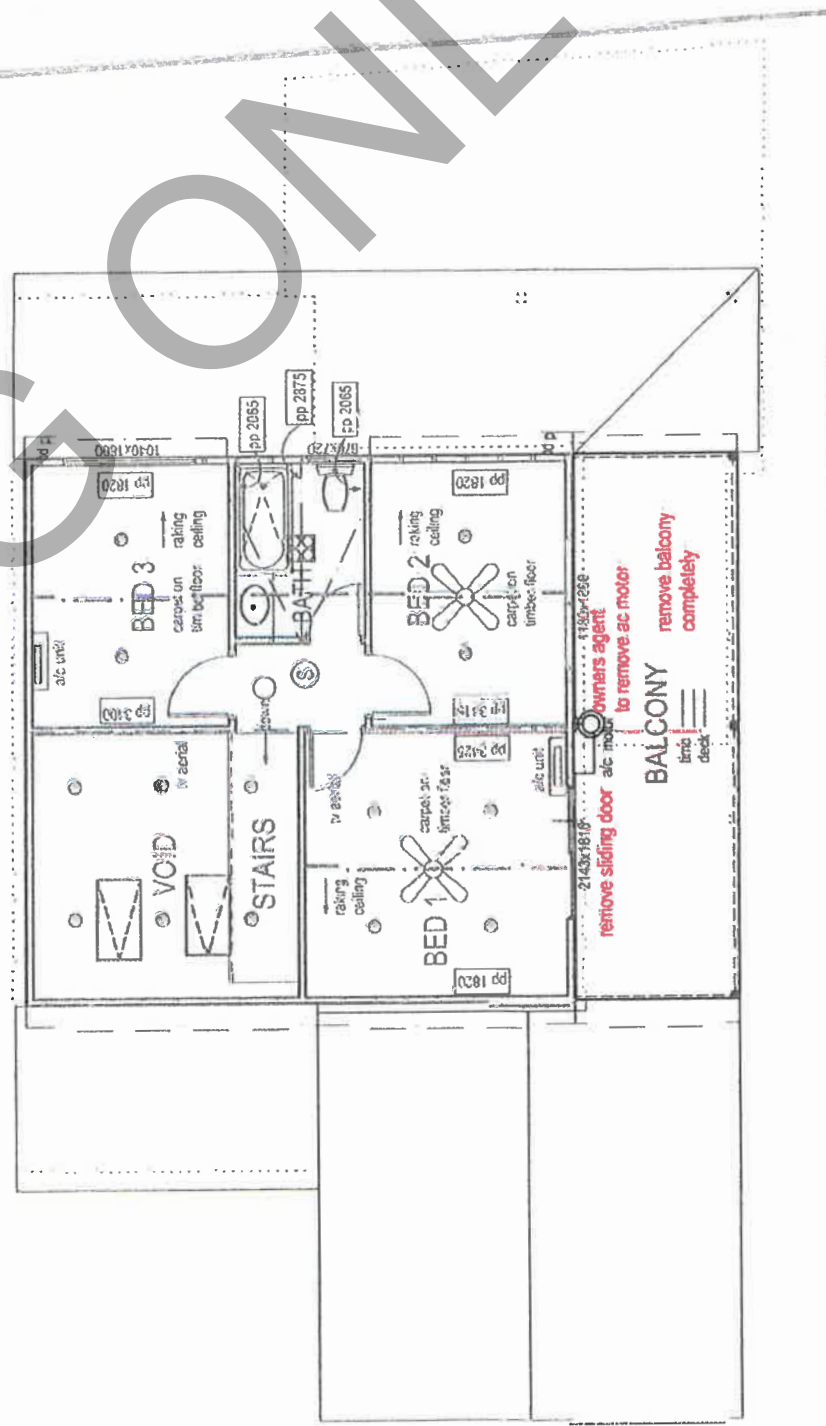


ADJOINING NEIGHBOUR

**TOWN OF EAST FREMANTLE  
PLANNING APPLICATION**

DATE: 12 NOV 2019 P 096 - 19

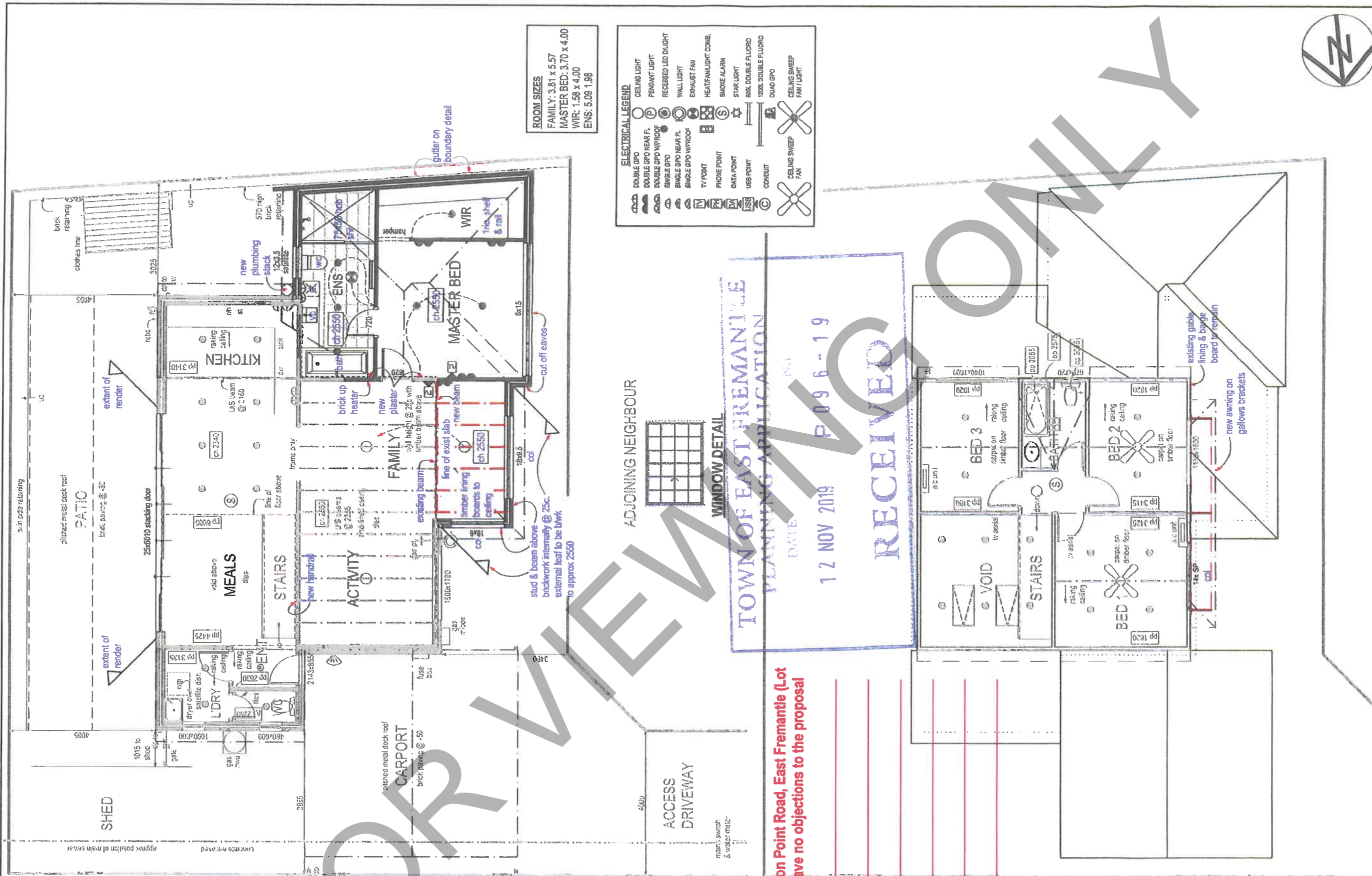
**RECEIVED**



PROPOSED RESIDENCE FOR: LUKE & PHILIPPA CLARKE  
 ADDRESS: 50A PRESTON POINT ROAD EAST FREMANTLE  
 BUILT AROUND PEOPLE

BUILDER: ..... DRAWN: BG  
 CLIENTS: ..... DESIGNED: AST  
 WITNESSES: ..... DATE: 6/08/2019

SCALE: 1:100  
 HOME IMPROVEMENTS JOB N° 157648  
 DEMOLITION FLOOR PLAN

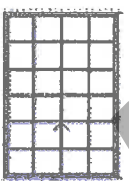


**ROOM SIZES**  
 FAMILY: 3.81 x 5.57  
 MASTER BED: 3.70 x 4.00  
 WIR: 1.58 x 4.00  
 ENS: 5.09 x 1.98

**ELECTRICAL LEGEND**

- DOUBLE GPO
- DOUBLE GPO NEAR FL
- DOUBLE GPO W/PROOF
- SINGLE GPO
- SINGLE GPO NEAR FL
- SINGLE GPO W/PROOF
- TV POINT
- PHONE POINT
- DATA POINT
- USB POINT
- CONDUIT
- CEILING LIGHT
- PENDANT LIGHT
- RECESSED LED DIALIGHT
- WALL LIGHT
- EXHAUST FAN
- HEAT/FAN/LIGHT COMB.
- SMOKE ALARM
- STAR LIGHT
- 600L DOUBLE FLUORO
- 1200L DOUBLE FLUORO
- DUAD GPO
- CEILING SWEEP FAN / LIGHT
- CEILING SWEEP FAN

ADJOINING NEIGHBOUR



WINDOW DETAIL

TOWN OF EAST FREMANTLE  
 PLANNING APPLICATION

DATE: 12 NOV 2019  
 P 09 6 - 19

RECEIVED

**We owner(s) of 50 Preston Point Road, East Fremantle (Lot 5 on Strata Plan 21955) have no objections to the proposal**

Name: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Signed: \_\_\_\_\_  
 Signed: \_\_\_\_\_  
 Date: \_\_\_\_\_

PROPOSED RESIDENCE FOR:  
 LUKE & PHILIPPA CLARKE

ADDRESS:  
 50A PRESTON POINT ROAD  
 EAST FREMANTLE

BUILT AROUND PEOPLE

BUILDER: \_\_\_\_\_  
 CLIENT(S): \_\_\_\_\_  
 WITNESS: \_\_\_\_\_

DRAWN: BG  
 DESIGNED: AST  
 DATE: 6/08/2019

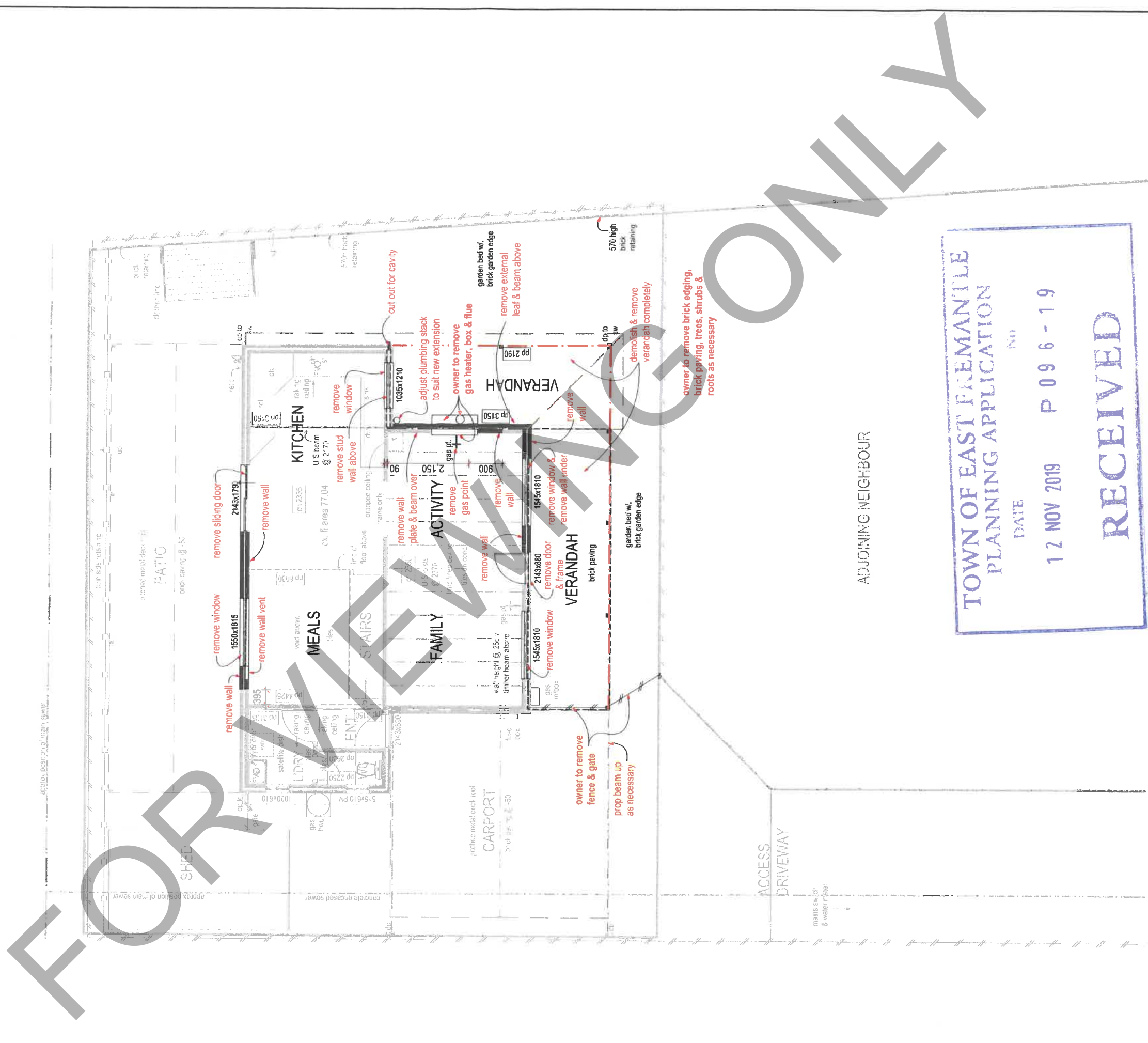
PROPOSED FLOOR PLAN

SCALE: 1:100

HOME IMPROVEMENTS  
 JOB N°  
 157648

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**SUMMIT**  
 HOMES GROUP



TOWN OF EAST FREMANTLE  
 PLANNING APPLICATION  
 No  
 DATE 12 NOV 2019 P 09 6 - 19  
 RECEIVED

COUNCIL TAKES NO RESPONSIBILITY FOR ACCURACY AND SCALE OF PLANS

PROPOSED RESIDENCE FOR:  
Luke CLARKE & Philippa CLARKE

ADDRESS:  
50A PRESTON POINT ROAD,  
EAST FREMANTLE, 6158  
BUILT AROUND PEOPLE

DRAWN: BA  
 DESIGNED: A.TUNLEY  
 CHECKED: CC  
 DATE: 23/10/2019

SCALE: 1:100  
 SHEET: 1 OF 6  
 SIZE: A3  
 HOME IMPROVEMENTS  
 JOB N° 157648

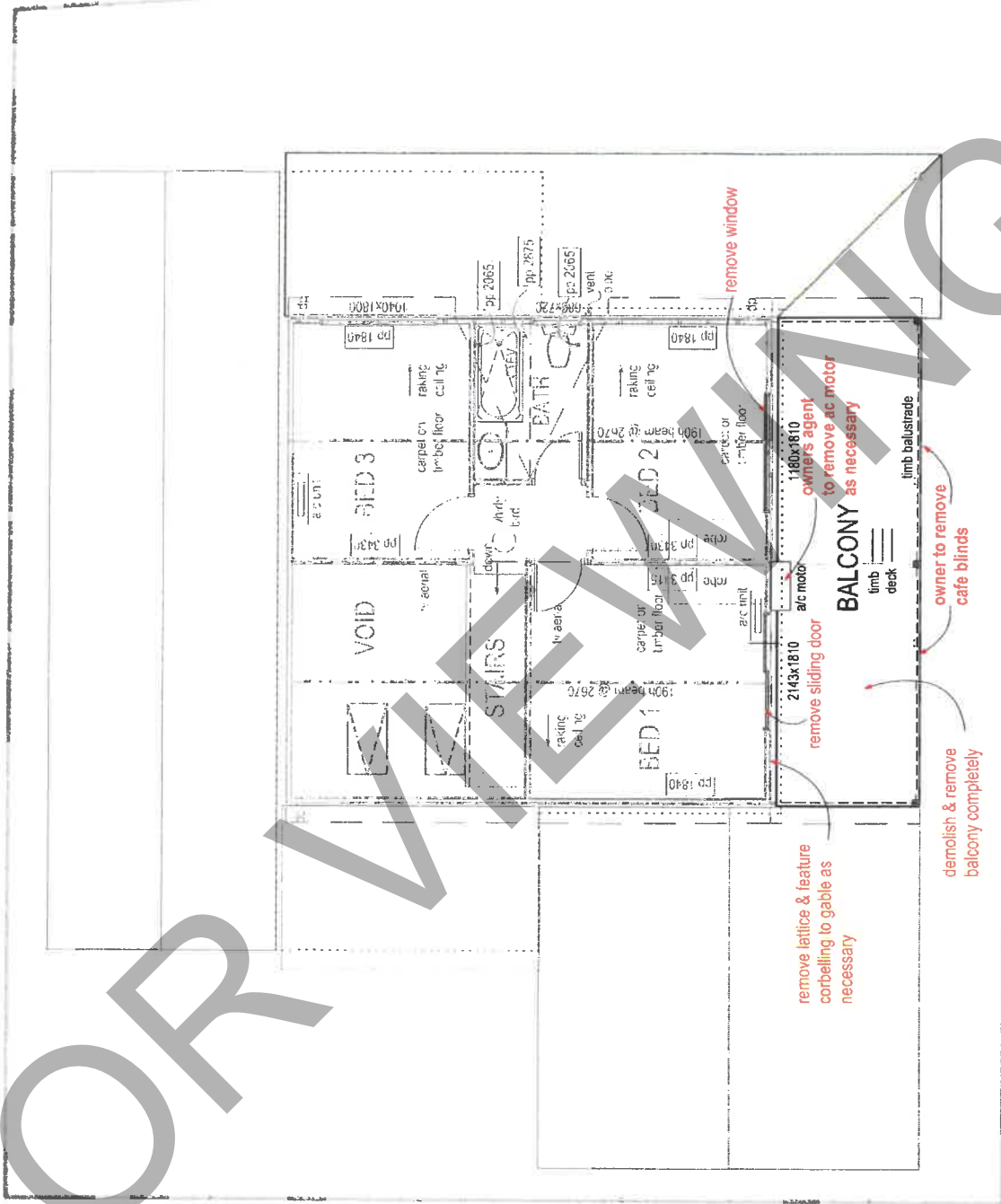
Issue Name 001  
 Drawn BA  
 Date 23/10/19  
 Issue Name  
 Drawn  
 Date

EXISTING FLOOR PLAN





FOR VIEWING ONLY



TOWN OF EAST FREMANTLE  
 PLANNING APPLICATION  
 No.  
 DATE P 09 6 - 19  
 RECEIVED

PROPOSED RESIDENCE FOR:  
Luke CLARKE & Philippa CLARKE

ADDRESS:  
50A PRESTON POINT ROAD,  
EAST FREMANTLE, 6158

BUILT AROUND PEOPLE

DRAWN: BA SCALE: 1:100  
DESIGNED: A.TUNLEY SHEET: 2 OF 6  
CHECKED: CC SIZE: A3

DATE: 23/10/2019 HOME IMPROVEMENTS

JOB N°  
157648

Issue Name 001  
Date 23/10/19

Date

Drawn

Issue Name

Date

Drawn

Issue Name

EXISTING FIRST FLOOR PLAN

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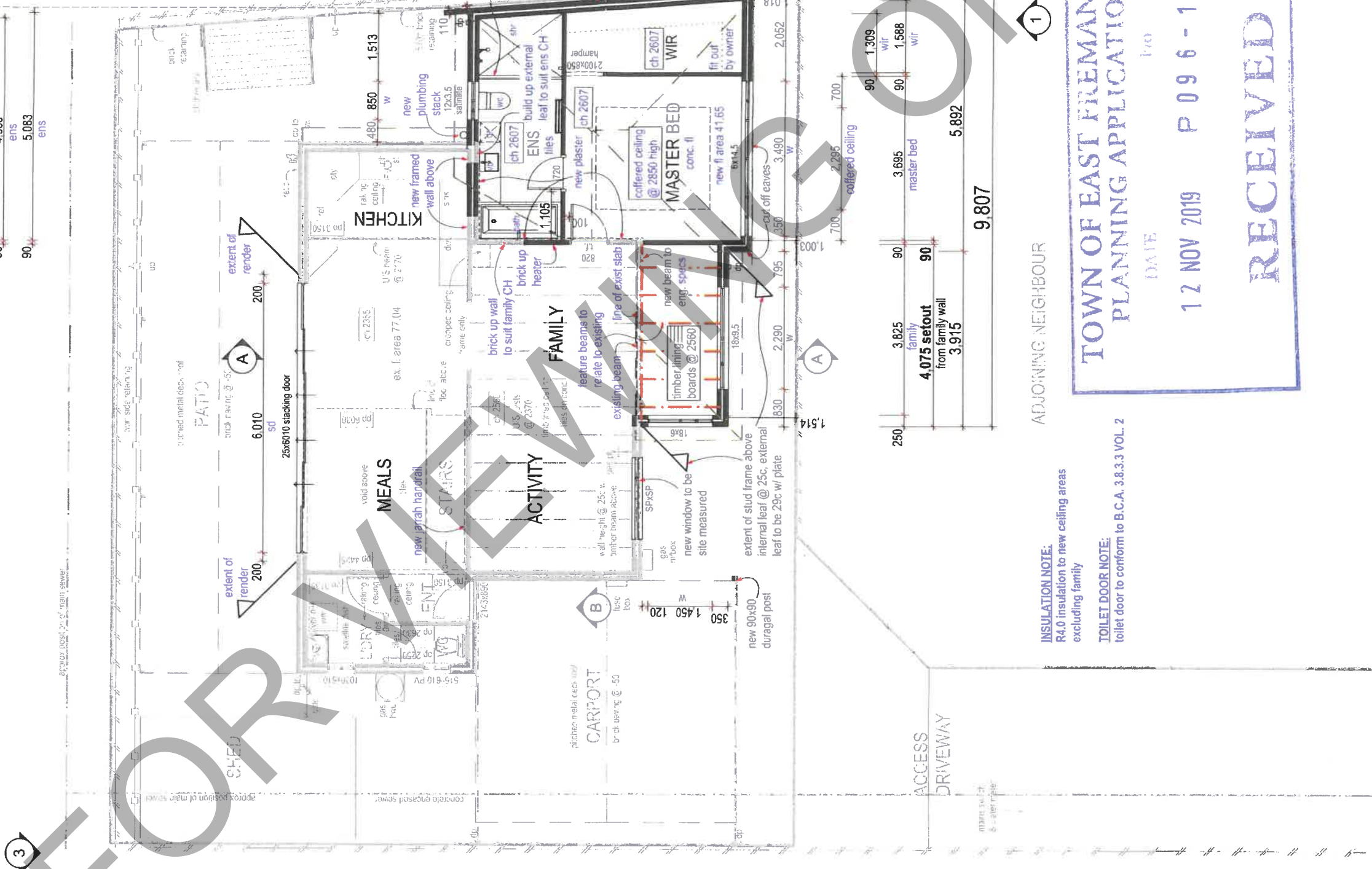
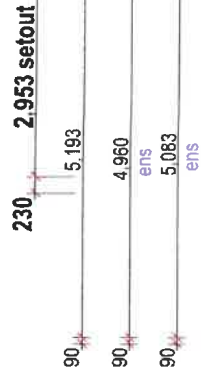
BUILD | RENOVATE | DEVELOP



ROOF, WALL & FLOOR TIMBER FRAME TO CONFORM TO AS 1684  
framing tie downs as per engineers drawings, details & specifications

FOOTINGS & SLABS refer to engineers  
drawings, details & specifications

HANDRAIL to conform to B.C.A. 3.9.2 & A.S. 1170.1



COUNCIL TAKES NO RESPONSIBILITY FOR ACCURACY AND SCALE OF PLANS

**INSULATION NOTE:**  
R4.0 insulation to new ceiling areas  
excluding family

**TOILET DOOR NOTE:**  
toilet door to conform to B.C.A. 3.8.3.3 VOL. 2

ADJOINING NEIGHBOUR

TOWN OF EAST FREMANTLE  
PLANNING APPLICATION

DATE: 12 NOV 2019  
PRO: P 09 6 - 19

RECEIVED

PROPOSED RESIDENCE FOR:  
**Luke CLARKE & Philippa CLARKE**

ADDRESS:  
50A PRESTON POINT ROAD,  
EAST FREMANTLE, 6158

DRAWN: BA  
DESIGNED: A.TUNLEY  
CHECKED: CC  
DATE: 23/10/2019

SCALE: 1:100  
SHEET: 3 OF 6  
SIZE: A3  
HOME IMPROVEMENTS  
JOB N°  
157648

PROPOSED FLOOR PLAN

Issue Name: 001  
Date: 23/10/19  
Drawn: BA  
Issue Name: Drawn: Date: Issued Name: Drawn: Date



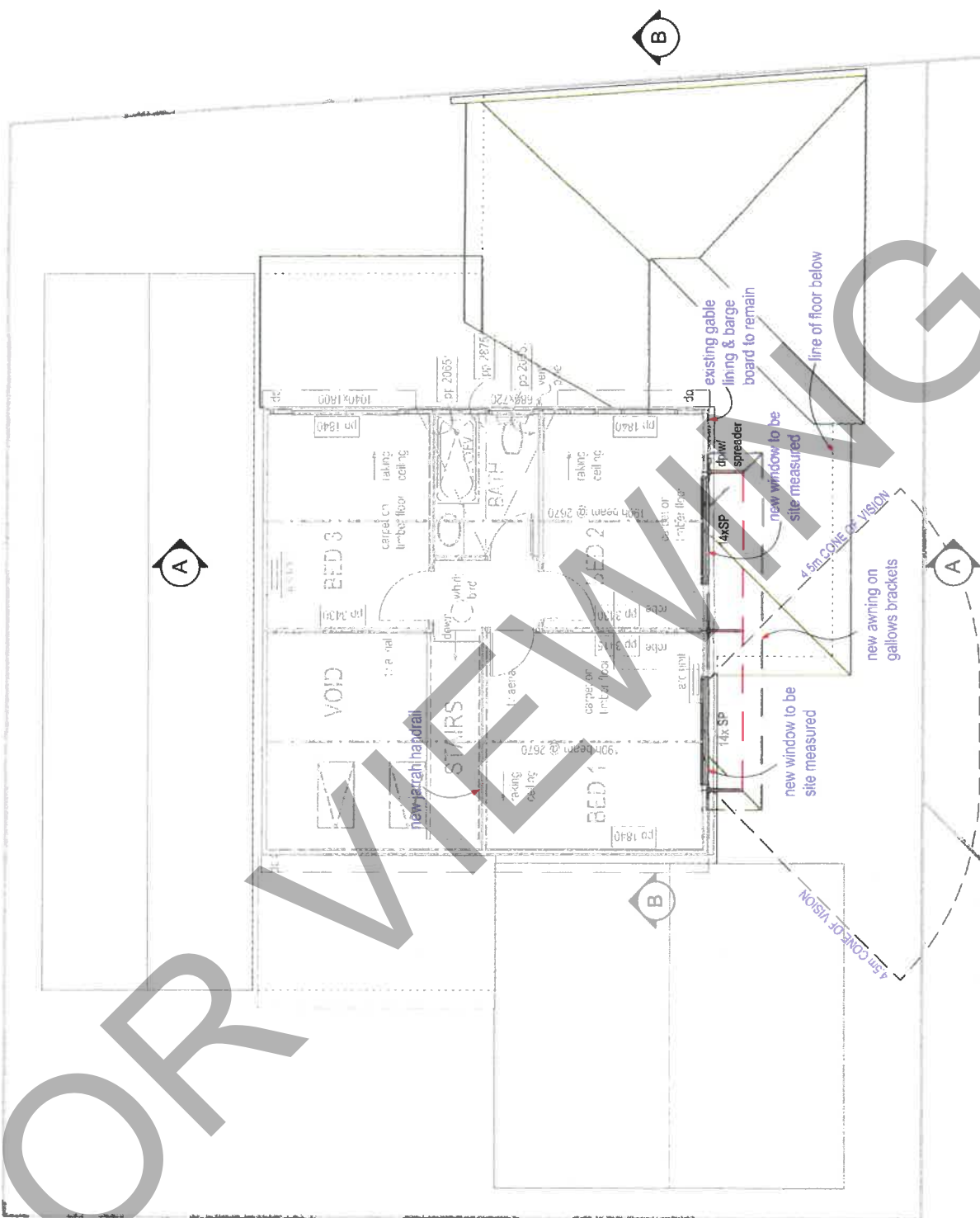
BUILD | RENOVATE | DEVELOP

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ROOF & WALL TIMBER FRAME TO CONFORM TO AS 1684  
framing tie downs as per engineers drawings, details & specifications  
HANDRAIL to conform to B.C.A. 3.9.2 & A.S. 1170.1

3  
2



**INSULATION NOTE:**  
R2.5 insulation to new external walls

**ALUMINIUM JOINERY NOTE:**  
provide facefit adapters to new window installed to external framed walls

provide permanent restrictors to new window to conform to B.C.A 3.9.2.5

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TOWN OF EAST FREMANTLE  
PLANNING APPLICATION  
NO  
12 NOV 2019 P 09 6 - 19  
RECEIVED

PROPOSED RESIDENCE FOR:  
Luke CLARKE & Philippa CLARKE

ADDRESS:  
50A PRESTON POINT ROAD,  
EAST FREMANTLE, 6158

BUILT AROUND PEOPLE

DRAWN: BA  
DESIGNED: ATUNLEY  
CHECKED: CC  
DATE: 23/10/2019

SCALE: 1:100  
SHEET: 4 OF 6  
SIZE: A3

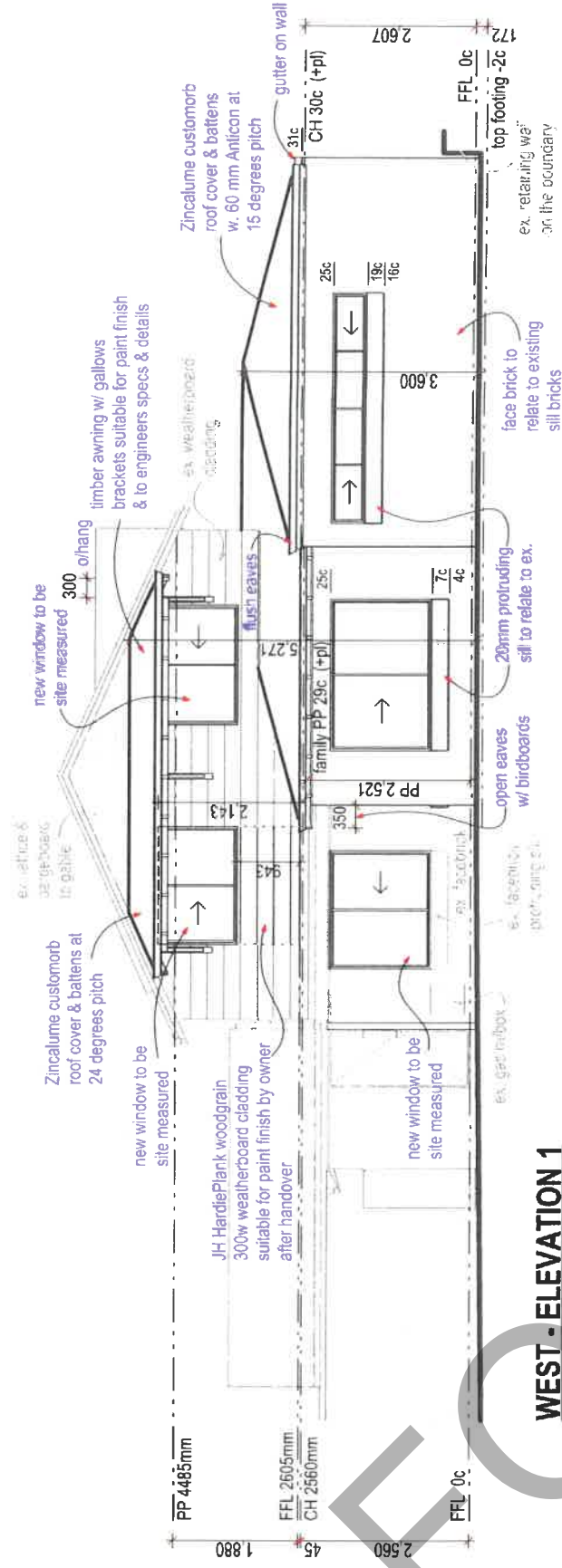
HOME IMPROVEMENTS

JOB N°  
157648

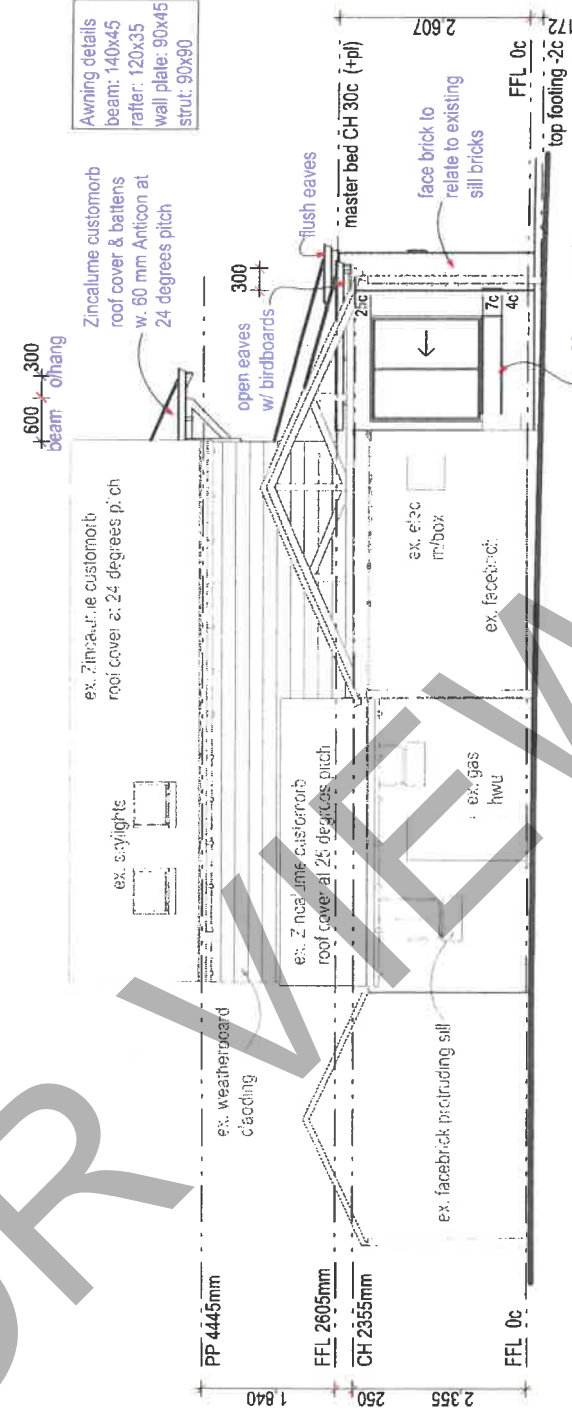
PROPOSED FIRST FLOOR PLAN

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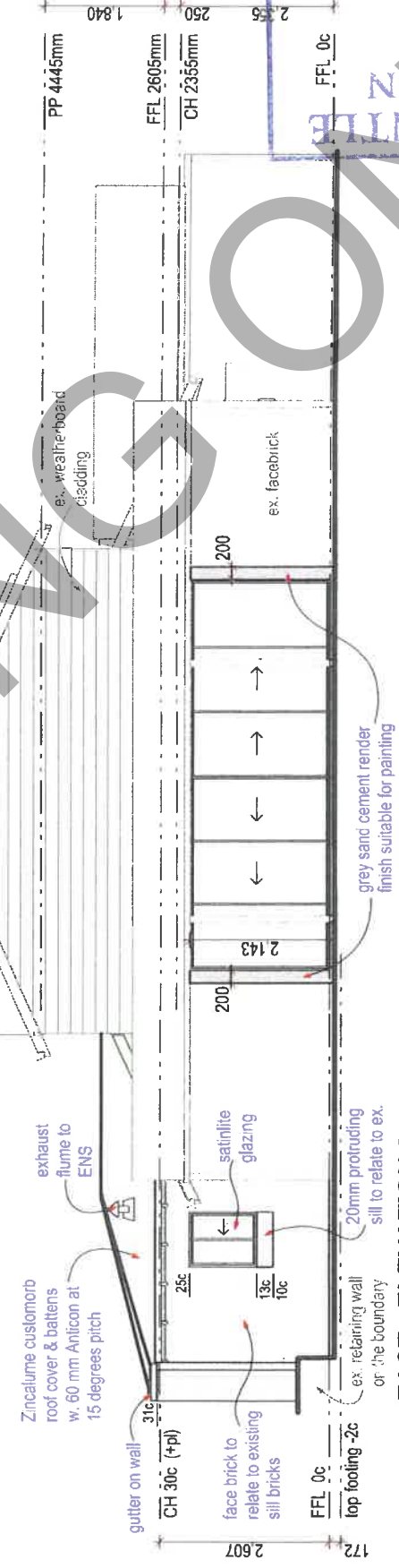




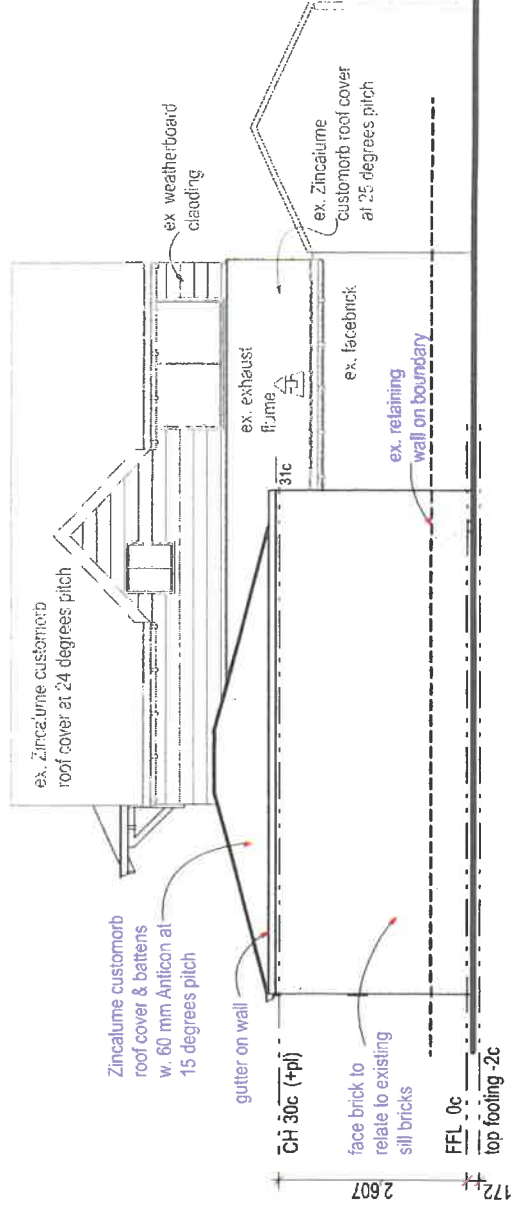
**WEST - ELEVATION 1**



**NORTH - ELEVATION 2**



**EAST - ELEVATION 3**



**SOUTH - ELEVATION 4**

RECEIVED  
 12 NOV 2019  
 P 09 6 - 19  
 TOWN OF EAST FREMANTLE  
 PLANNING APPLICATION  
 DATE

PROPOSED RESIDENCE FOR:  
**Luke CLARKE & Philippa CLARKE**  
 ADDRESS:  
 50A PRESTON POINT ROAD,  
 EAST FREMANTLE, 6158  
 BUILT AROUND PEOPLE

DRAWN: BA  
 DESIGNED: A TUNLEY  
 CHECKED: CC  
 DATE: 23/10/2019  
 SCALE: 1:100  
 SHEET: 5 OF 6  
 SIZE: A3  
 HOME IMPROVEMENTS  
 JOB N°  
 157648

Issue Name  
 001  
 Drawn  
 BA  
 Date  
 23/10/19  
 Issue Name  
 Drawn  
 Date

ELEVATIONS  
 157648



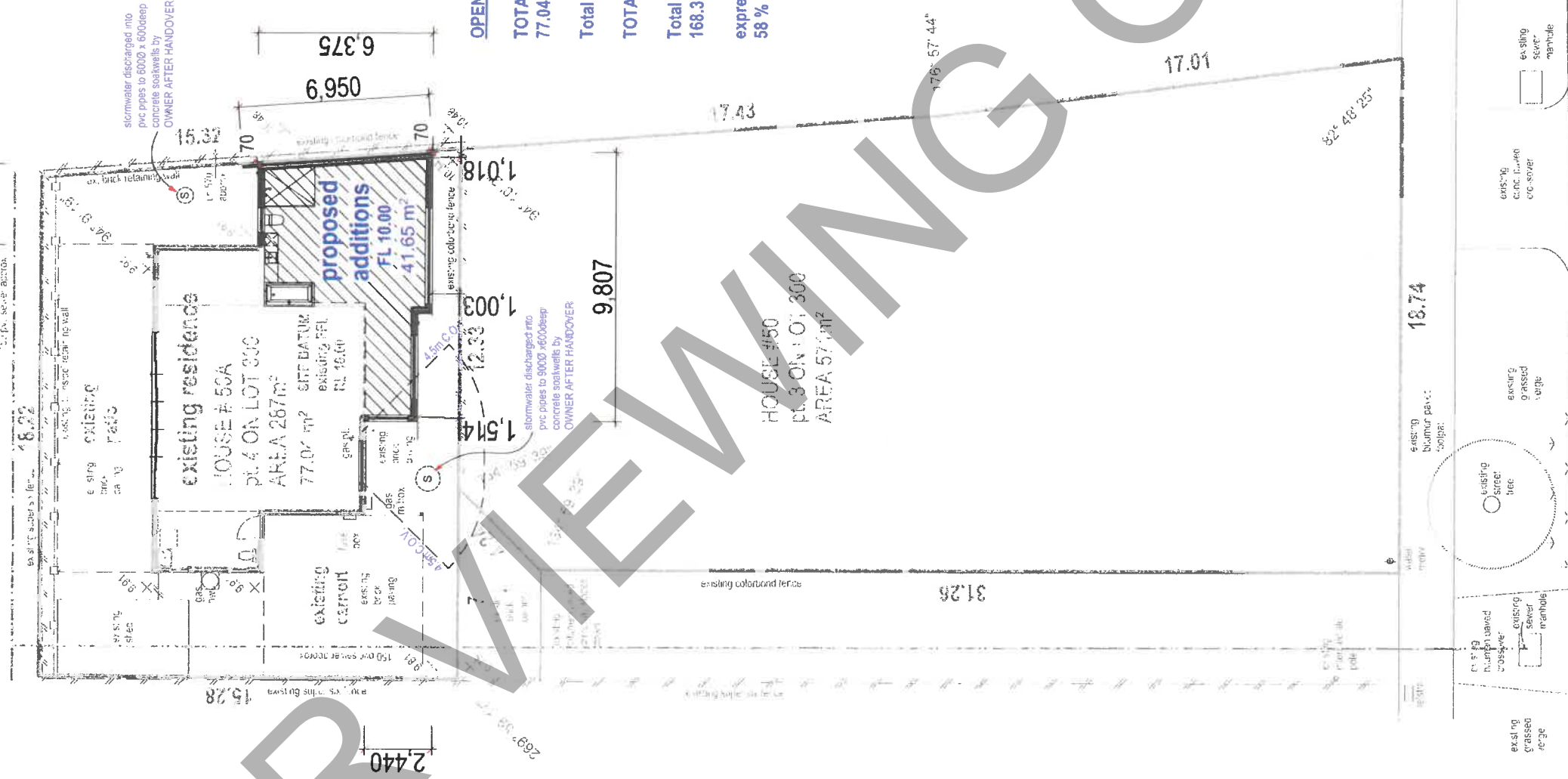
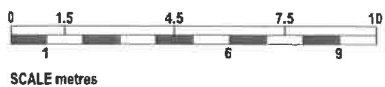


OWNER TO SUPPLY & INSTALL STORMWATER SOAKWELLS TO LOCAL AUTHORITY REQUIREMENTS & SPECIFICATIONS

**STORMWATER DRAINAGE CALCULATIONS**

Catchment Area: (total roof area) 22m<sup>2</sup>  
Paving Area: (total impervious paved areas)  
Storage Capacity Required =  
22 x 0.0208 (1 in 20 year event) = 0.45m<sup>3</sup>

Diameter	Depth	Volume	Quantity	Capacity
0.6	0.6	0.17	1	0.17
0.9	0.6	0.38	1	0.38
				TOTAL: 0.55m <sup>3</sup>



**OPEN SPACE CALCULATIONS**

**TOTAL AREA GROUND FLOOR =**  
77.04 m<sup>2</sup>(existing) + 41.65 m<sup>2</sup>(new)

Total Area = 118.69 m<sup>2</sup>

**TOTAL AREA OF OPEN SPACE =**

Total Lot Area = 287 m<sup>2</sup> - 118.69 m<sup>2</sup> =  
168.31 m<sup>2</sup>

expressed as percentage = 168.31/287 x 100 =  
58 %

**TOWN OF EAST FREMANTLE**  
PLANNING APPLICATION  
DATE: 12 NOV 2019  
P 09 6 - 19

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PRESTON POINT ROAD

PROPOSED RESIDENCE FOR:  
**Luke Clarke & Philippa Clarke**

ADDRESS:  
50A PRESTON POINT ROAD,  
EAST FREMANTLE, 6158

DRAWN: BA SCALE: 1:200  
DESIGNED: A.TUNLEY SHEET: 6 OF 6  
CHECKED: CC SIZE: A3  
DATE: 23/10/2019 HOME IMPROVEMENTS  
JOB N° 157648

Issue Name: 001  
Date: 23/10/19  
Drawn: BA  
Issue Name: Drawn: Date