Caroosa.

Rev	Revision Description	Date
2	DA - Client Review	23.10.26
3	DA - Client Review	02.11.26
4	DA - Lodgement	09.11.26

Sheet List

Sheet Number	Sheet Name	Rev	Stage
DA-000	Cover Sheet	4	Development Application
DA-001	Location Plan	3	Development Application
DA-010	Site Plan - Survey	3	Development Application
DA-011	Roof Plan - Demo & Proposed	4	Development Application
DA-012	Overshadowing Plans	1	Development Application
DA-020	Floor Plan - Demo	4	Development Application
DA-021	Floor Plan - Proposed	3	Development Application
DA-030	North Elevation	3	Development Application
DA-031	East Elevation	3	Development Application
DA-032	South Elevation	3	Development Application
DA-033	West Elevation	3	Development Application
DA-050	Outdoor	1	Development Application

Site:
196 Canning Highway
East Fremantle, WA

N

Title:
Cover Sheet

Scale:	Sheet:	Date:
	A3	**09.11.26**

Drawing:	Rev:
DA-000	**4**

Caroosa.

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1	DA - Client Review	13.10.26
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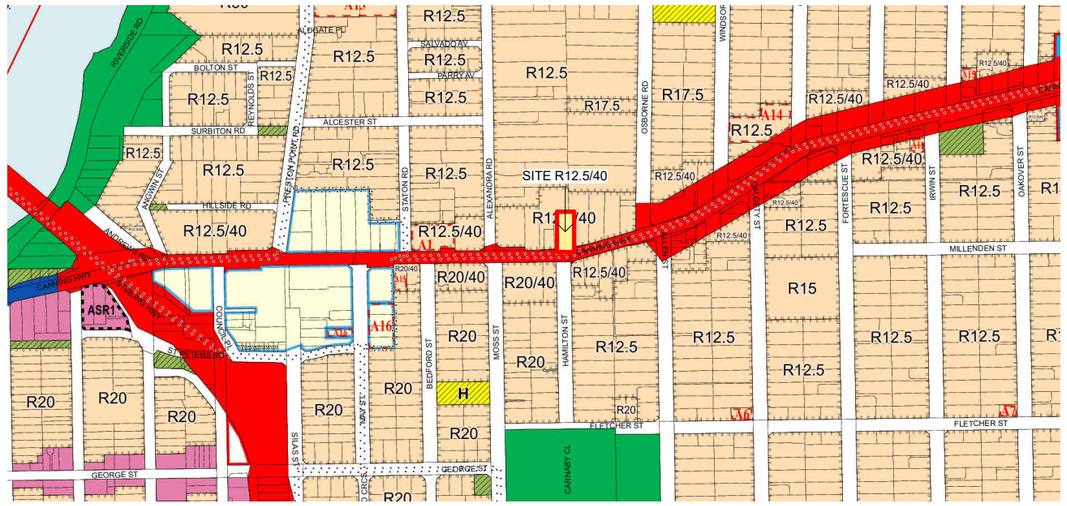
Site Aerial View



Town of East Fremantle - Town Planning Scheme No. 3



Town of East Fremantle - Strategy Map



Town of East Fremantle - Ward Boundaries

Heritage List - LPS No. 3 and Public Places

Lot No.	Building Type	Mgmt Cat.	Precinct	Assess.No.
88	Residence	B	Richmond	A31290

Local Heritage Management - Category B

Local Planning Scheme No. 3 Heritage List	Local Heritage Survey	Local Planning Scheme No. 3 Provisions
Yes	Yes	Yes

Considerable heritage significance at a local level; places generally considered worthy of a high level of protection, to be retained and appropriately conserved; provide strong encouragement to owners under the Town of East Fremantle Local Planning Scheme to conserve the significance of the place. A Heritage Assessment / Impact Statement is required as corollary to any development application. Incentives to promote heritage conservation may be considered where desirable conservation outcomes may be otherwise difficult to achieve.

OPEN SPACE CALCULATIONS

OPEN SPACE REQUIRED (R-CODES TABLE 1, R12.5) 486.2 55.0%

SPACE	AREA (m²)	% OF SITE
SITE AREA	884	100%
ROOFED AREA (DWELLING, EXTENSIONS, GARAGE)	380	43.0%
LOUVRED ROOF (TOTAL 62 m²)	62	-
LESS: LOUVRED ROOF COUNTED AS OPEN SPACE (OUTDOOR LIVING AREA, OPEN ON TWO SIDES, ≤0.5 M ABOVE NGL; MAXIMUM 50 m²)	-50	-
LOUVRED ROOF COUNTED AS COVERED	12	1.4%
TOTAL COVERED AREA	**392**	**44.3%**
OPEN SPACE PROVIDED	492	55.7%

OPEN SPACE NOTES:

- Open space is calculated in accordance with R-Codes Volume 1, clause 5.1.4 C4 and Table 1 (R12.5: 55% minimum). The open space definition follows R-Codes Appendix 1.
- The roofed area of 380 m² includes the existing dwelling, the existing garage and the new extensions. It excludes the louvred roof and the pergola.
- The louvred roof (62 m²) is an outdoor living area, open on at least two sides and no more than 0.5 m above natural ground level. Up to 50 m² is counted as open space, as permitted under the R-Codes definition of open space. The remaining 12 m² is counted as covered area.
- The louvred roof is to remain unenclosed on at least two sides. Any future enclosure would reduce the open space and requires further approval.
- The pergola along the western boundary is an open, unroofed structure and is counted as open space. It is not to be roofed or clad. If it were, it would become covered parking and would be excluded from open space.

OVERSHADOWING

LIMITS (R-CODES CL. 5.4.2 C2.1) R2S OR LOWER 25% OF SITE AREA

ADJOINING LOT	SITE AREA (m²)	R CODE	AREA OVER-SHADOWED (m²)	RESULT
198 CANNING (EAST)	2386.45m²	R12/**R40**	0	COMPLIES
194A CANNING (WEST)	450.36m²	**R12**/R40	3.5m²	COMPLIES
194 CANNING (NORTH)	2672.81m²	R12/**R40**	0	COMPLIES

OVERSHADOWING NOTES:

- Shadow cast at 12 noon, 21 June, in accordance with R-Codes

STORMWATER CALCULATIONS

REQUIRED CAPACITY (M³) = IMPERVIOUS AREA (M²) × 0.0125

CATCHMENT LOCATION	IMPERVIOUS AREA (m²)	REQUIRED (m³)	SOAKWELL PROVIDED	PROVIDED (m³)
EXTENSION (GARAGE LINK TO HOUSE)	70	0.88	1200Ø x 1200	1.36
LOUVRED ROOF	64	0.80	1200Ø x 1200	1.36
BUTLER'S KITCHEN / LAUNDRY	15	0.19	900Ø x 600	0.38
TOTAL	**149**	**1.86**	**x3 SOAKWELLS**	**3.10**

Site:
196 Canning Highway
East Fremantle, WA

N

Title:
Location Plan

Scale:	Sheet:	Date:
As iNTS ted	**A3**	**09.11.26**

Drawing: **DA-001** Rev: **3**



Aireal - Site Plan

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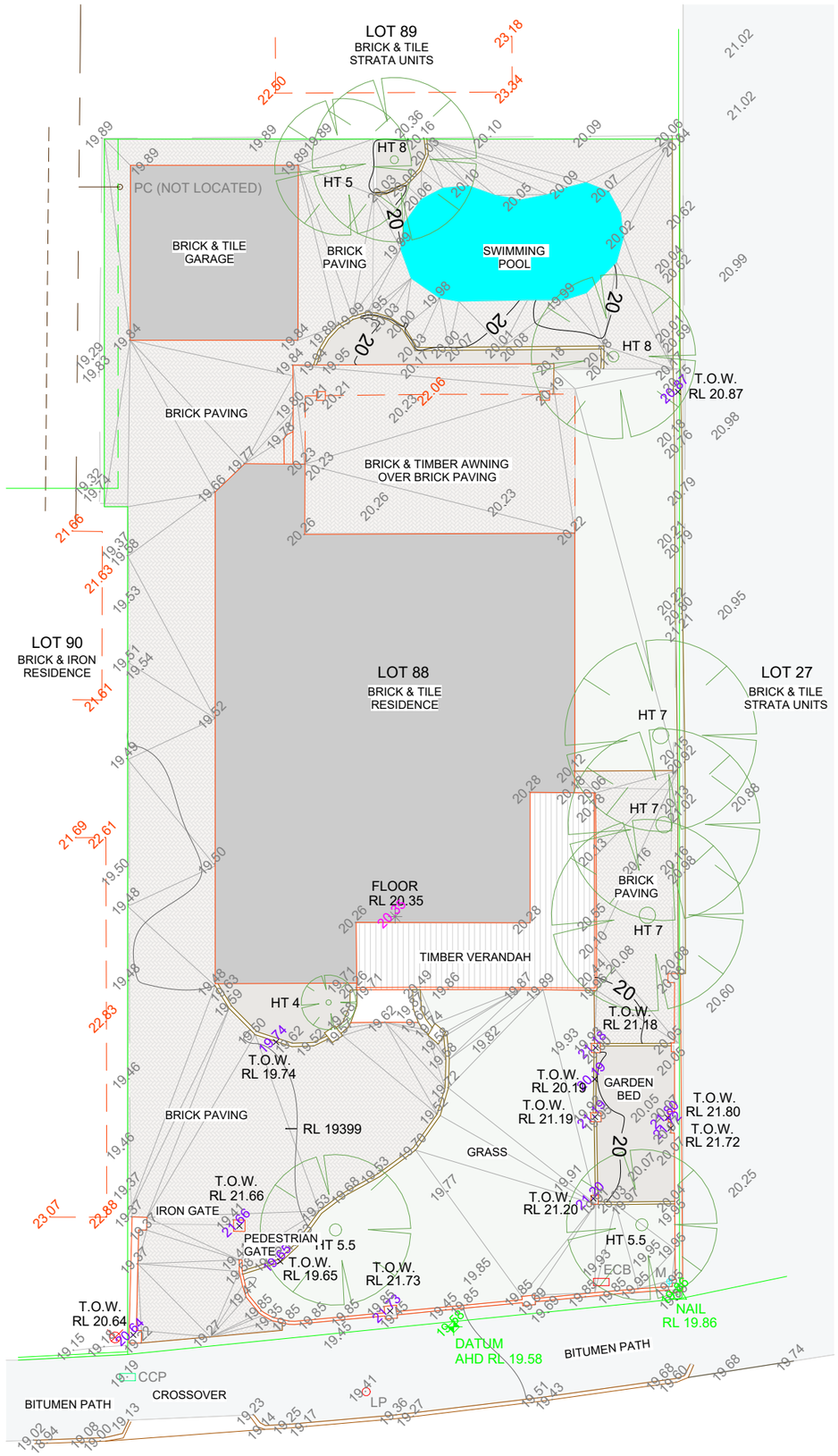

Survey

SCALE: 1 : 200

Caroosa.

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1	DA - Client Review	13.10.26
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2.1 ALL STORMWATER FROM NEW ROOF AREAS IS DISPOSED OF ON SITE VIA SOAKWELLS. PAVED AREAS FALL TO GARDEN BEDS WITHIN THE LOT. NO DISCHARGE TO THE STREET OR ADJOINING LOTS.

2.2 THE DESIGN FOLLOWS THE TOWN OF EAST FREMANTLE REQUIREMENTS FOR ONSITE STORMWATER DRAINAGE V3.0 (OCTOBER 2021). REQUIRED CAPACITY (M^3) = IMPERVIOUS AREA (M^2) × 0.0125. REFER STORMWATER CALCULATIONS.

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2.9 EXISTING GROUND LEVELS FALL AWAY FROM THE HOUSE TO GARDEN BEDS AND ARE RETAINED. NEW PAVING IS GRADED TO MATCH, FALLING AWAY FROM THE BUILDING TO GARDEN BEDS.

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3.1 DEMOLISH THE REAR ALFRESCO, THE REAR LAUNDRY AND ITS ROOF. THESE ARE LATER ADDITIONS OR NON-SIGNIFICANT FABRIC. REFER HIS 5.5–5.7.

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4. FIREPLACE & CHIMNEY

4.1 REMOVE THE ENCLOSED FIREPLACE AND THE INTERNAL CHIMNEY MASONRY BETWEEN THE DINING ROOM AND KITCHEN.

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7.1 THE EXTENSION WALLS ARE RENDERED TO MATCH THE ORIGINAL HOUSE. THEY HAVE A TILED BASE CLADDING ALIGNED WITH THE EXISTING LIMESTONE BASE, APPLIED TO THE EXTENSION ONLY. TO DISTINGUISH NEW FROM EXISTING. REFER HIS 5.4.

7.2 REMOVE FAILED RENDER TO THE EXISTING WALLS AND RE-RENDER IN A BREATHABLE, LIME-BASED RENDER THAT MATCHES THE ORIGINAL TEXTURE AND FINISH, SUBJECT TO A RENDER CONDITION ASSESSMENT.

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Site:
196 Canning Highway
East Fremantle, WA

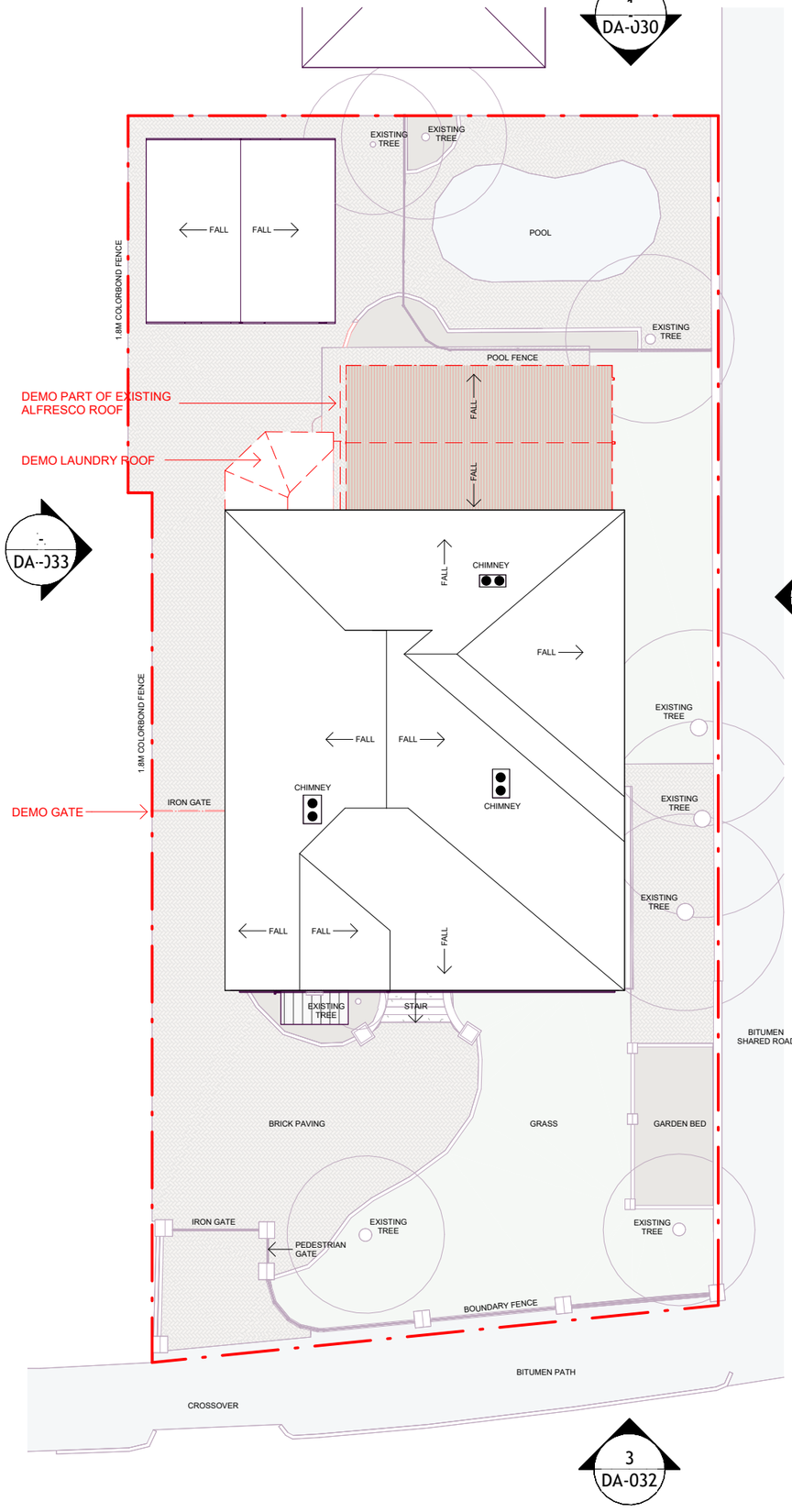
N

Title:
Site Plan - Survey

Scale:	Sheet:	Date:
1 : 200	A3	09.11.26

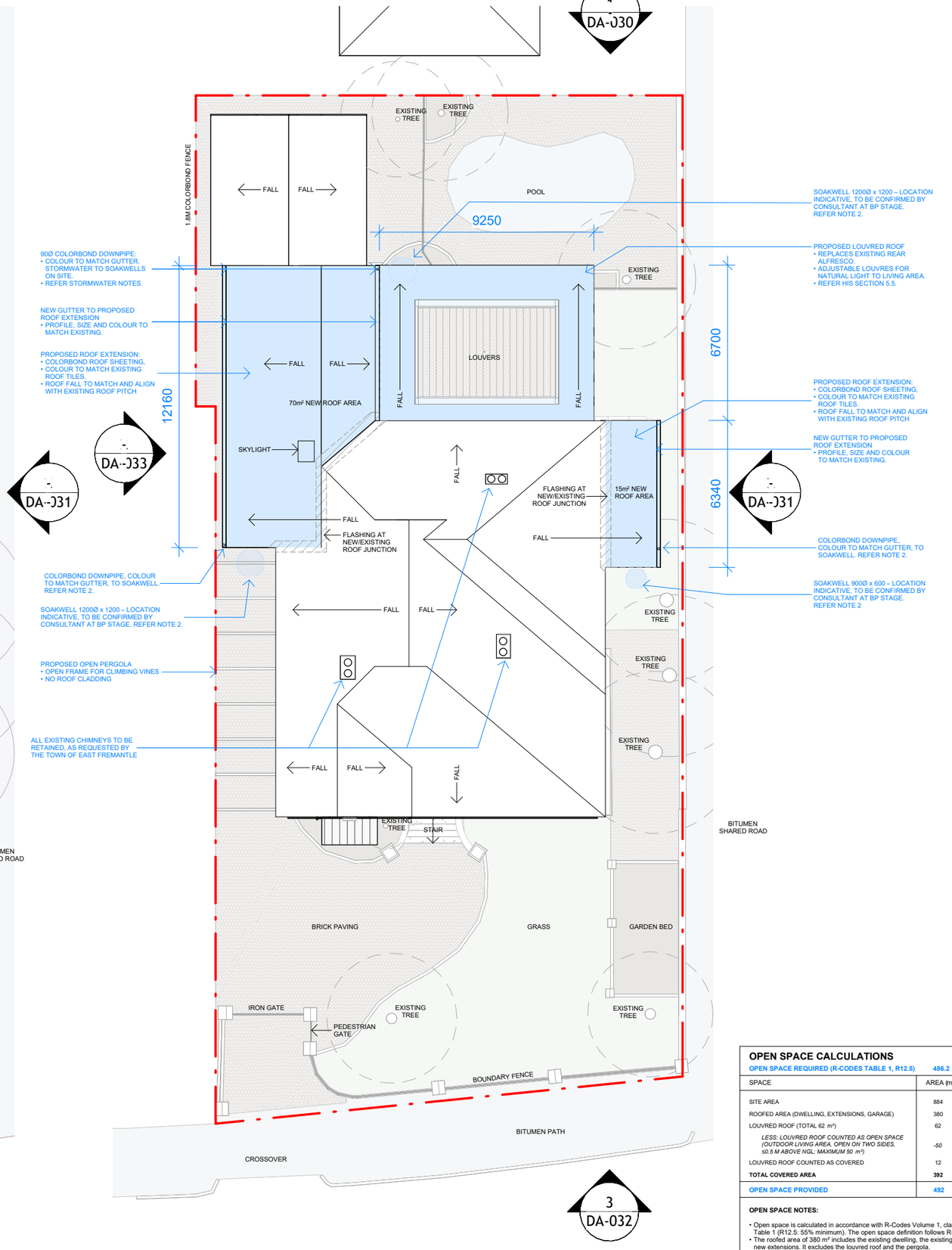
Drawing: **DA-010**

Rev: **3**



Site Plan - Existing & Demo

SCALE: 1 : 200



Site Plan - Proposed final

SCALE: 1 : 200

Caroosa.

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SPACE	AREA (m^2)	% OF SITE
SITE AREA	884	100%
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TOTAL COVERED AREA	**392**	**44.3%**
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Site:

196 Canning Highway

East Fremantle, WA

N

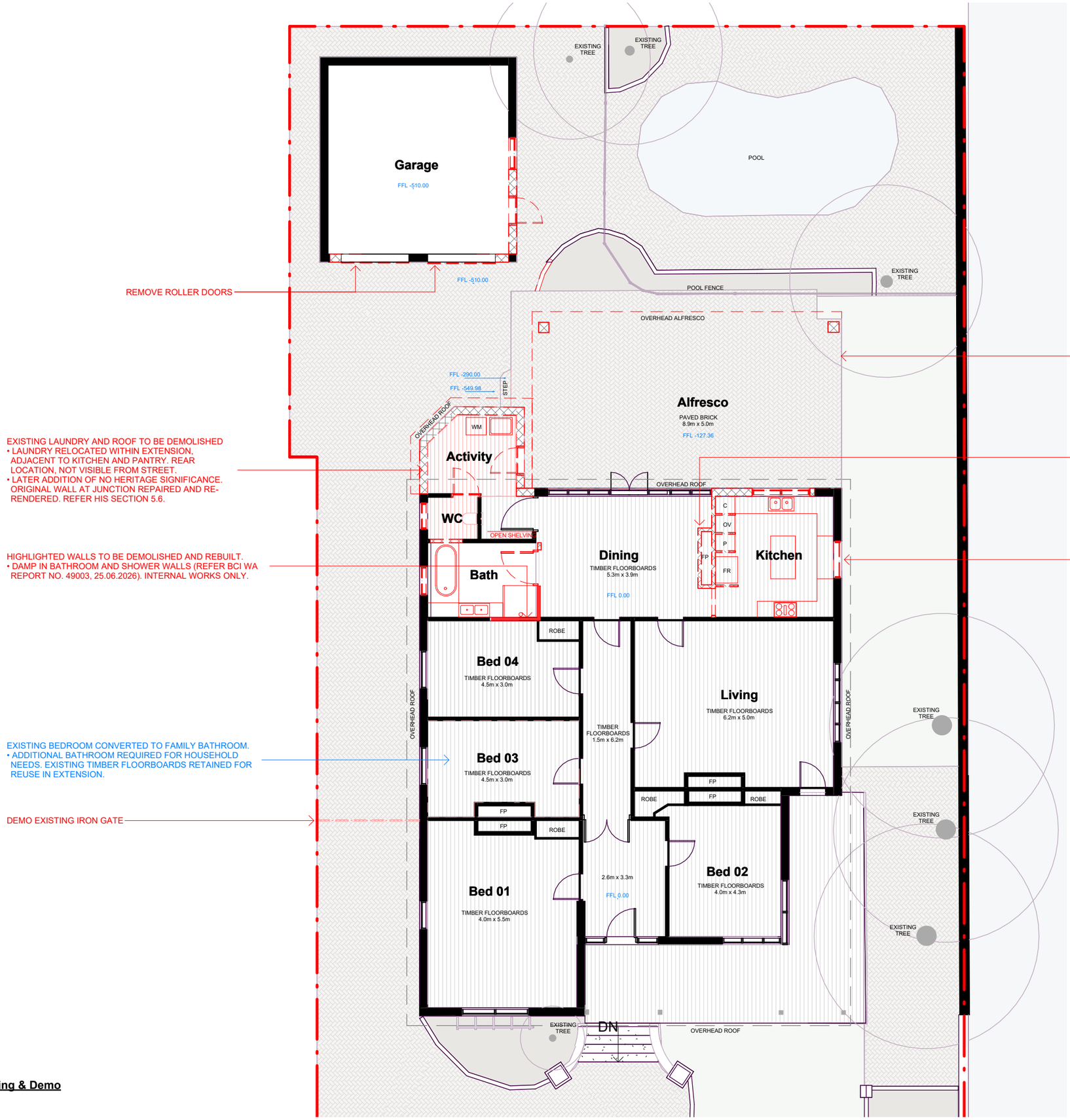
Title:

Roof Plan - Demo & Proposed

Scale:	Sheet:	Date:
1 : 200	A3	09.11.26

Drawing: **DA-011**

Rev: **4**



Floor Plan - Existing & Demo

SCALE:1 : 125

Caroosa.

Rev	Revision Description	Date
2	DA - Client Review	23.10.26
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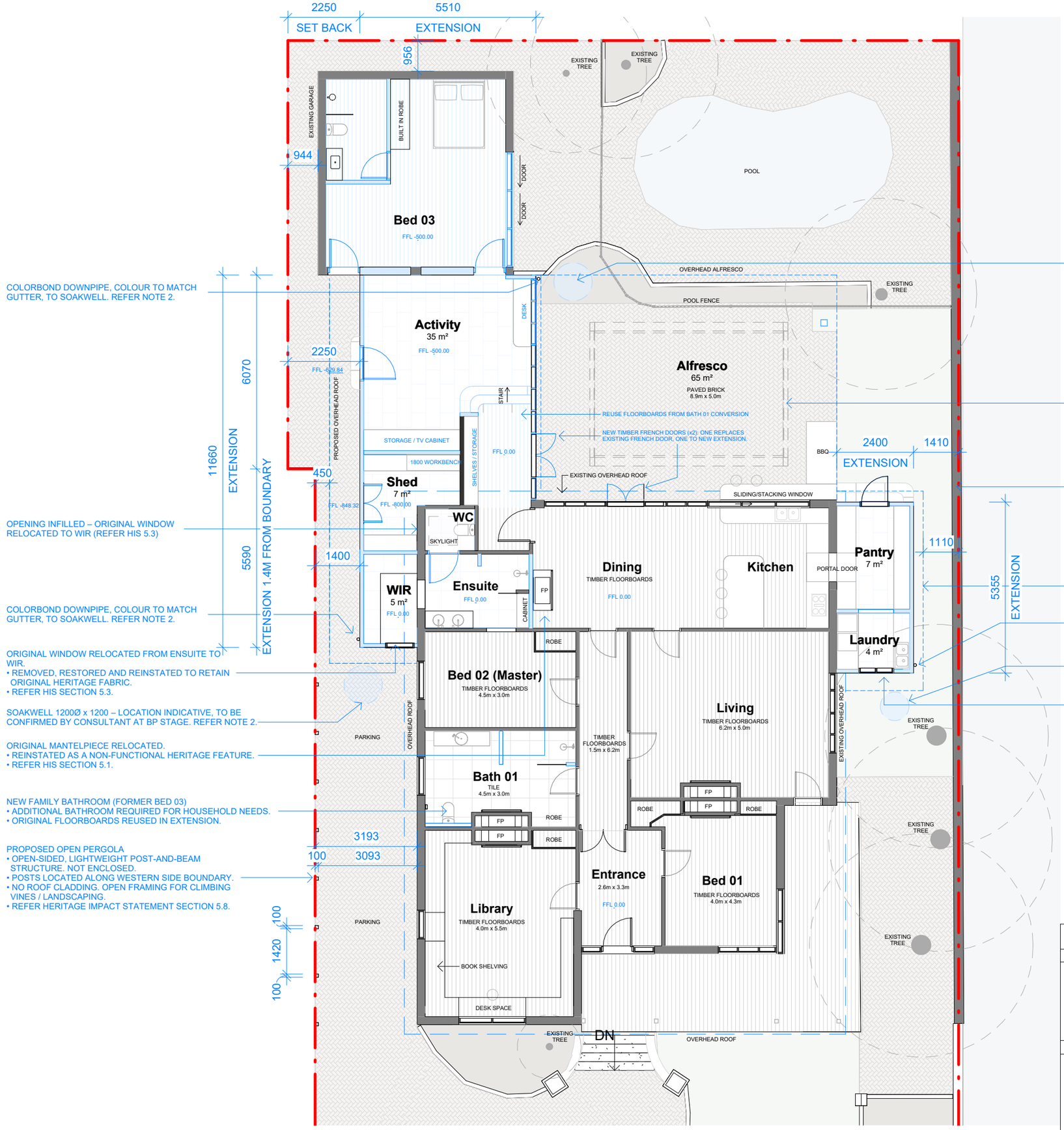
Site:
196 Canning Highway
East Fremantle, WA

N

Title:
Floor Plan - Demo

Scale:	Sheet:	Date:
As indicated	**A3**	**09.11.26**

Drawing:	Rev:
DA-020	**4**



Floor Plan - Propsed

SCALE:1 : 125

Caroosa.

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3.1 DEMOLISH THE REAR ALFRESCO, THE REAR LAUNDRY AND ITS ROOF. THESE ARE LATER ADDITIONS OR NON-SIGNIFICANT FABRIC. REFER HIS 5.5–5.7.

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4. FIREPLACE & CHIMNEY

4.1 REMOVE THE ENCLOSED FIREPLACE AND THE INTERNAL CHIMNEY MASONRY BETWEEN THE DINING ROOM AND KITCHEN.

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4.4 RETAIN ALL OTHER EXISTING CHIMNEYS.

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5.1 REMOVE, RESTORE AND REINSTATE THE TWO ORIGINAL TIMBER WINDOWS IN THE SET-BACK, STREET-FACING WALL AS SHOWN. REFER HIS 5.3.

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8.1 PROVIDE A LOUVRED ROOF AT THE REAR AND A LIGHTWEIGHT PERGOLA ALONG THE WESTERN BOUNDARY. REFER HIS 5.5 AND 5.8.

9. INTERNAL WORKS

9.1 CONVERT THE EXISTING BEDROOM TO A FAMILY BATHROOM.

9.2 REUSE THE EXISTING TIMBER FLOORBOARDS IN THE EXTENSION. REFER HIS 5.7.

STORMWATER CALCULATIONS

REQUIRED CAPACITY (M^3) = IMPERVIOUS AREA (M^2) × 0.0125

CATCHMENT LOCATION	IMPERVIOUS AREA (m^2)	REQUIRED (m^3)	SOAKWELL PROVIDED	PROVIDED (m^3)
EXTENSION (GARAGE LINK TO HOUSE)	70	0.88	1200Ø x 1200	1.36
LOUVRED ROOF	64	0.80	1200Ø x 1200	1.36
BUTLER'S KITCHEN / LAUNDRY	15	0.19	900Ø x 600	0.38
TOTAL	**149**	**1.86**	**x3 SOAKWELLS**	**3.10**

OPEN SPACE CALCULATIONS

OPEN SPACE REQUIRED (R-CODES TABLE 1, R12.5)	486.2	55.0%
SPACE	AREA (m^2)	% OF SITE
SITE AREA	884	100%
ROOFED AREA (DWELLING, EXTENSIONS, GARAGE)	380	43.0%
LOUVRED ROOF (TOTAL 62 m^2)	62	-
LESS: LOUVRED ROOF COUNTED AS OPEN SPACE (OUTDOOR LIVING AREA, OPEN ON TWO SIDES, ≤0.5 M ABOVE NGL, MAXIMUM 50 m^2)	*-50*	-
LOUVRED ROOF COUNTED AS COVERED	12	1.4%
TOTAL COVERED AREA	**392**	**44.3%**
OPEN SPACE PROVIDED	**492**	**55.7%**

OPEN SPACE NOTES:

- Open space is calculated in accordance with R-Codes Volume 1, clause 5.1.4 C4 and Table 1 (R12.5: 55% minimum). The open space definition follows R-Codes Appendix 1.
- The roofed area of 380 m^2 includes the existing dwelling, the existing garage and the new extensions. It excludes the louvred roof and the pergola.
- The louvred roof (62 m^2) is an outdoor living area, open on at least two sides and no more than 0.5 m above natural ground level. Up to 50 m^2 is counted as open space, as permitted under the R-Codes definition of open space. The remaining 12 m^2 is counted as covered area.
- The louvred roof is to remain unenclosed on at least two sides. Any future enclosure would reduce the open space and requires further approval.
- The pergola along the western boundary is an open, unroofed structure and is counted as open space. It is not to be roofed or clad. If it were, it would become covered parking and would be excluded from open space.

Site:

196 Canning Highway

East Fremantle, WA

N

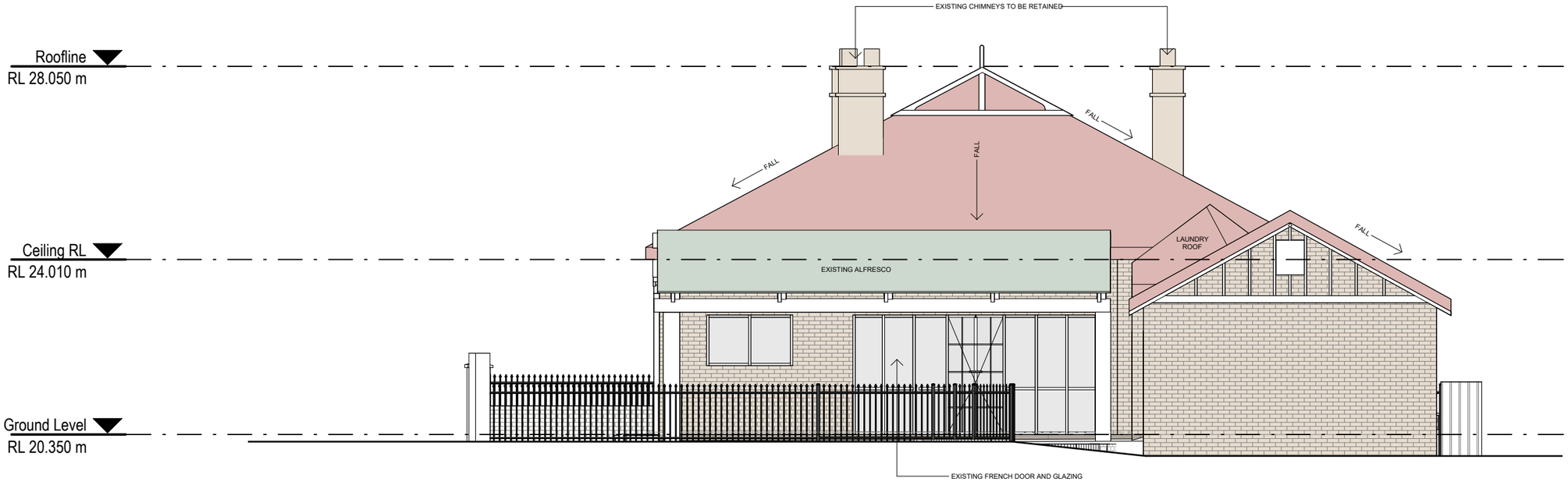
Title:

Floor Plan - Proposed

Scale:	Sheet:	Date:
As indicated	**A3**	**09.11.26**

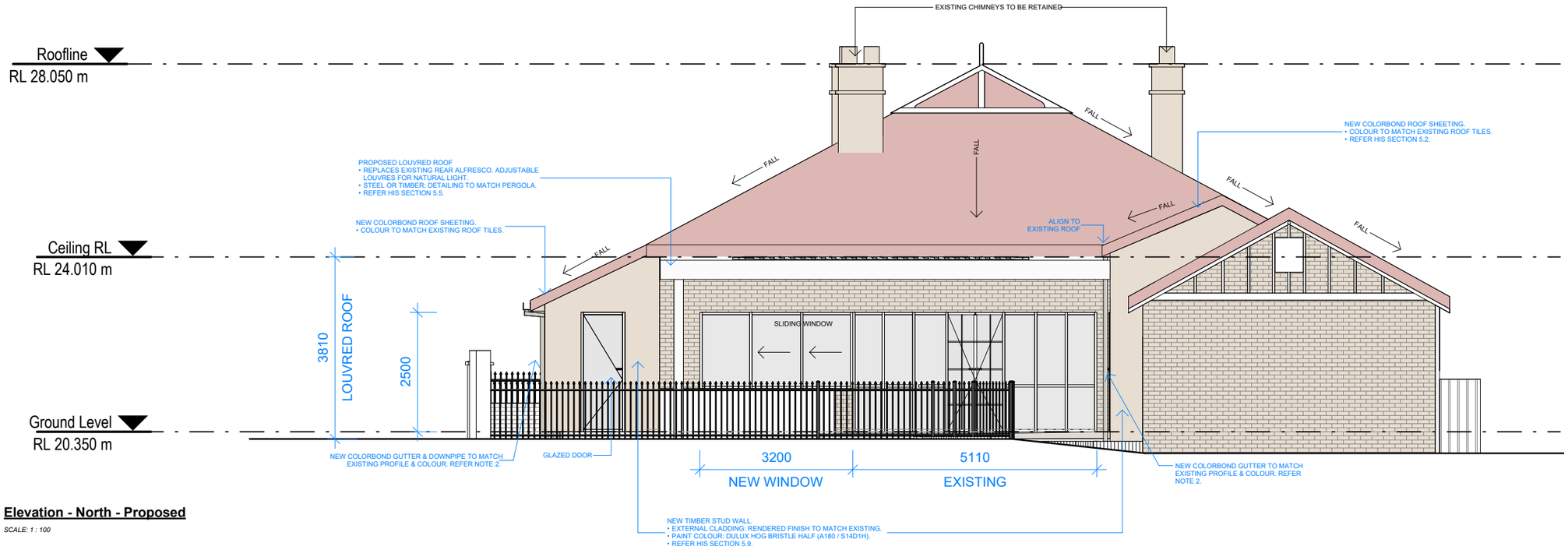
Drawing: **DA-021**

Rev: **3**



Elevation - North - Existing

SCALE: 1 : 100



Elevation - North - Proposed

SCALE: 1 : 100

Caroosa.

Rev	Revision Description	Date
1	DA - Client Review	13.10.26
2	DA - Client Review	23.10.26
3	DA - Lodgement	09.11.26

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Site:
196 Canning Highway
East Fremantle, WA

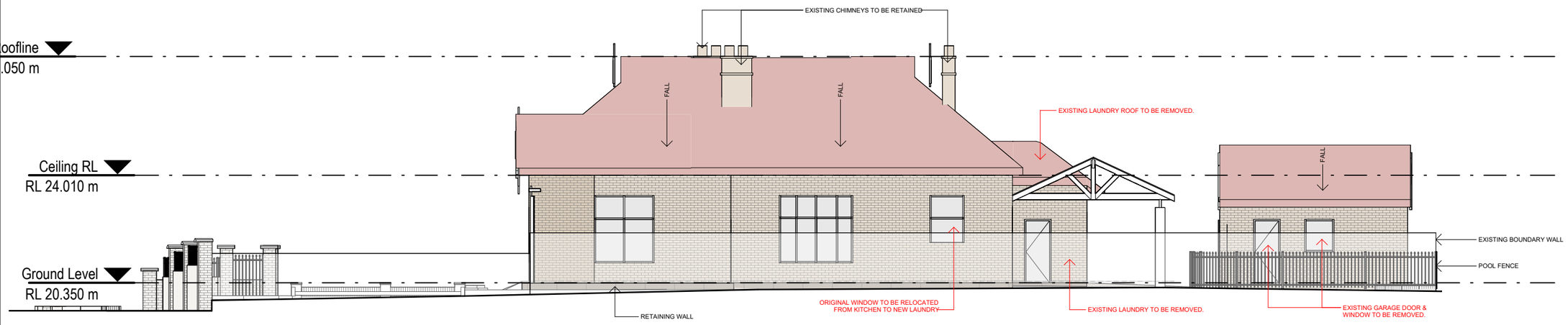
N

Title:
North Elevation

Scale:	Sheet:	Date:
As indicated	**A3**	**09.11.26**

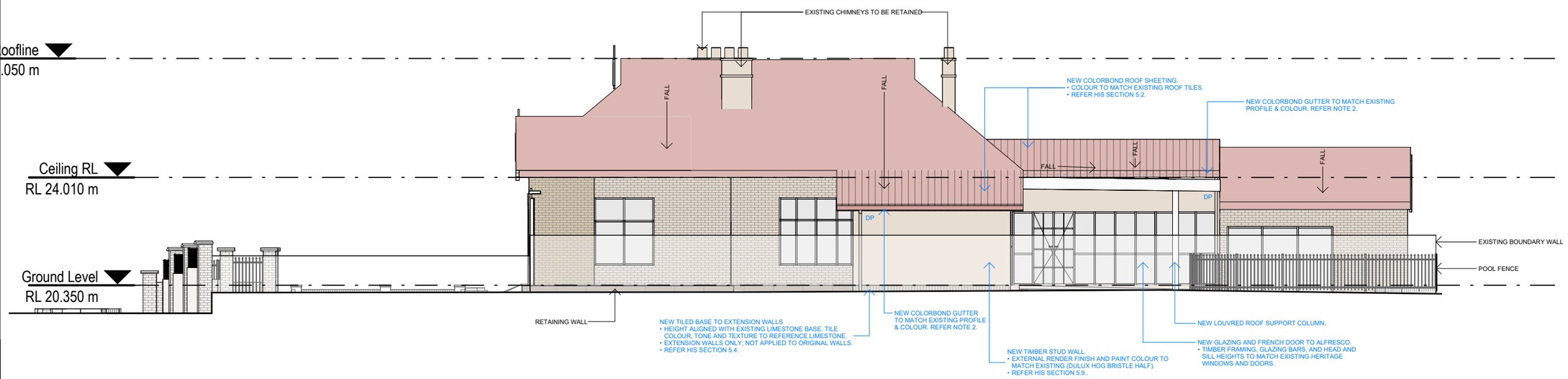
Drawing: **DA-030**

Rev: **3**



Elevation - East - Existing

SCALE:1 : 150



Elevation - East - Proposed

SCALE:1 : 150

Caroosa.

Rev	Revision Description	Date
1	DA - Client Review	13.10.26
2	DA - Client Review	23.10.26
3	DA - Lodgement	09.11.26

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Site:

196 Canning Highway

East Fremantle, WA

N

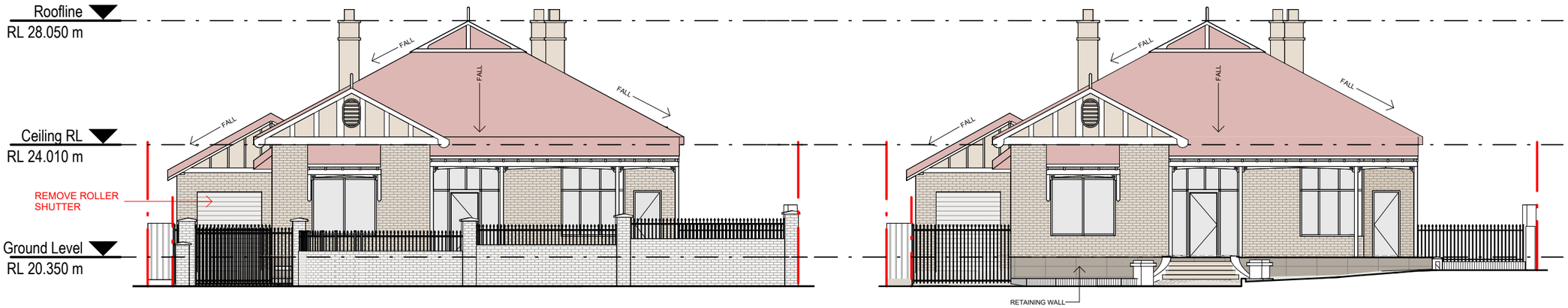
Title:

East Elevation

Scale:	Sheet:	Date:
As indicated	**A3**	**09.11.26**

Drawing: **DA-031**

Rev: **3**

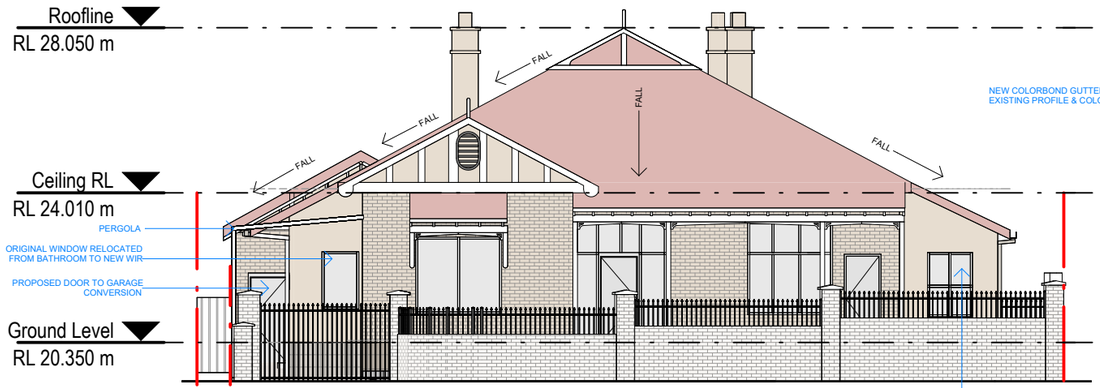


Elevation - South - Existing Street View

SCALE:1 : 150

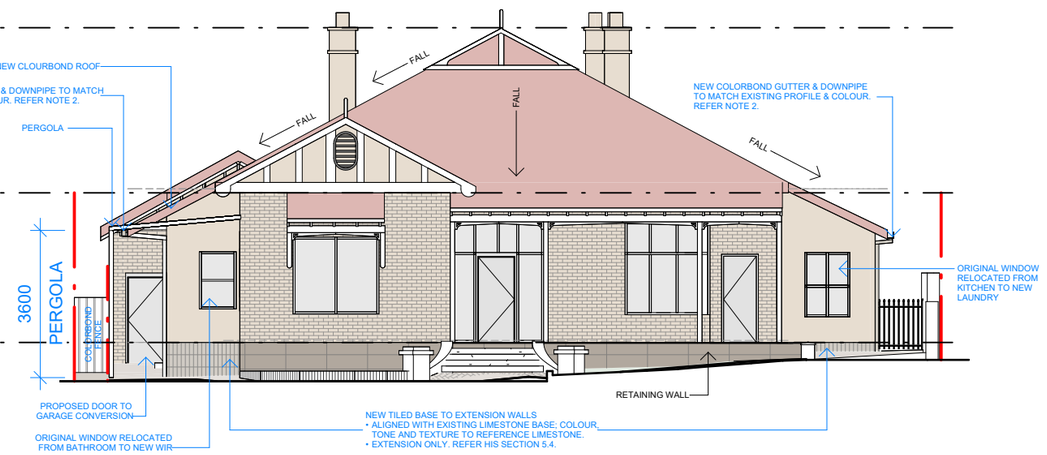
Elevation - South - Inside Fence

SCALE:1 : 150



Elevation - South - Proposed

SCALE:1 : 150



Elevation - South - Proposed - Inside Fence

SCALE:1 : 150



Street montage

Caroosa.

Rev	Revision Description	Date
1	DA - Client Review	13.10.26
2	DA - Client Review	23.10.26
3	DA - Lodgement	09.11.26

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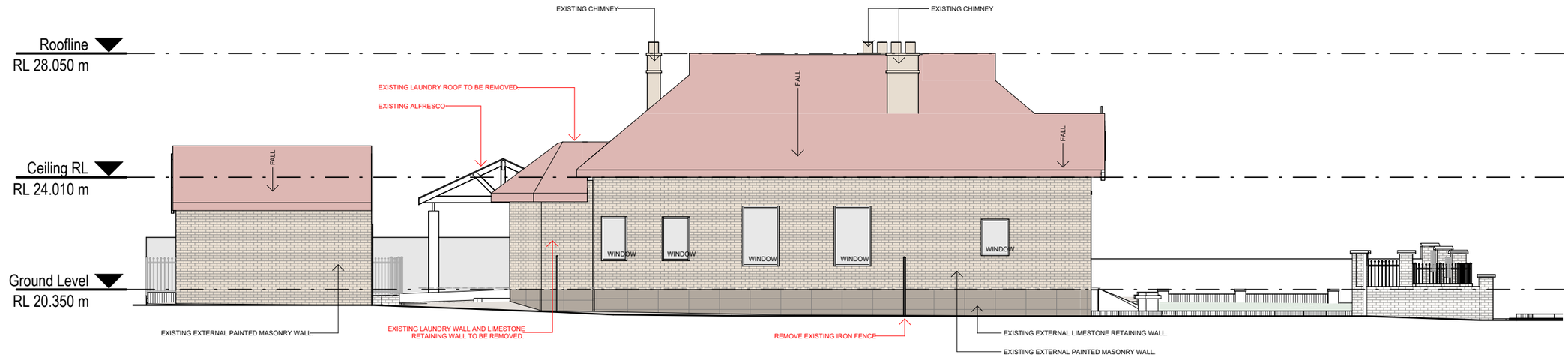
Site:
196 Canning Highway
East Fremantle, WA

N

Title:
South Elevation

Scale:	Sheet:	Date:
As indicated	**A3**	**09.11.26**

Drawing:	Rev:
DA-032	**3**



Elevation - West - Existing

SCALE:1 : 150

Elevation - West - Proposed

SCALE:1 : 150

Caroosa.

Rev	Revision Description	Date
1	DA - Client Review	13.10.26
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3. DEMOLITION

3.1 DEMOLISH THE REAR ALFRESCO, THE REAR LAUNDRY AND ITS ROOF. THESE ARE LATER ADDITIONS OR NON-SIGNIFICANT FABRIC. REFER HIS 5.5–5.7.

3.2 RETAIN AND PROTECT ALL ORIGINAL FABRIC NOT SHOWN FOR REMOVAL.

4. FIREPLACE & CHIMNEY

4.1 REMOVE THE ENCLOSED FIREPLACE AND THE INTERNAL CHIMNEY MASONRY BETWEEN THE DINING ROOM AND KITCHEN.

4.2 RETAIN THE CHIMNEY STACK ABOVE THE ROOF IN ITS EXISTING LOCATION, SUPPORTED ON A NEW STRUCTURAL BEAM TO ENGINEER DETAILS.

4.3 RELOCATE THE ORIGINAL MANTELPIECE TO THE OPPOSITE DINING ROOM WALL. REFER HIS 5.1.

4.4 RETAIN ALL OTHER EXISTING CHIMNEYS.

5. HERITAGE WINDOWS

5.1 REMOVE, RESTORE AND REINSTATE THE TWO ORIGINAL TIMBER WINDOWS IN THE SET-BACK, STREET-FACING WALL AS SHOWN. REFER HIS 5.3.

5.2 THE EXISTING FRONT FACADE AND WINDOWS ARE UNCHANGED.

6. ROOF

6.1 THE PRINCIPAL ROOF, TILES, FINIALS AND CHIMNEYS ARE RETAINED AND UNALTERED.

6.2 NEW ROOFS MATCH THE EXISTING ROOF PITCH. ROOFING IS COLORBOND, COMPLEMENTARY TO THE EXISTING TILES. REFER HIS 5.2.

7. EXTERNAL WALLS

7.1 THE EXTENSION WALLS ARE RENDERED TO MATCH THE ORIGINAL HOUSE. THEY HAVE A TILED BASE CLADDING ALIGNED WITH THE EXISTING LIMESTONE BASE, APPLIED TO THE EXTENSION ONLY. TO DISTINGUISH NEW FROM EXISTING. REFER HIS 5.4.

7.2 REMOVE FAILED RENDER TO THE EXISTING WALLS AND RE-RENDER IN A BREATHABLE, LIME-BASED RENDER THAT MATCHES THE ORIGINAL TEXTURE AND FINISH, SUBJECT TO A RENDER CONDITION ASSESSMENT.

7.3 RETAIN THE LIMESTONE BASE AND ORIGINAL DETAILING.

7.4 FINISH: DULUX HOG BRISTLE HALF. REFER HIS 5.9.

8. LOUVRED ROOF & PERGOLA

8.1 PROVIDE A LOUVRED ROOF AT THE REAR AND A LIGHTWEIGHT PERGOLA ALONG THE WESTERN BOUNDARY. REFER HIS 5.5 AND 5.8.

9. INTERNAL WORKS

9.1 CONVERT THE EXISTING BEDROOM TO A FAMILY BATHROOM.

9.2 REUSE THE EXISTING TIMBER FLOORBOARDS IN THE EXTENSION. REFER HIS 5.7.

Site:
196 Canning Highway
East Fremantle, WA

N

Title:
West Elevation

Scale:	Sheet:	Date:
As indicated	**A3**	**09.11.26**

Drawing: **DA-033**

Rev: **3**



Shadow Diagram - 21 June - 12 Noon

SCALE: 1 : 200

Caroosa.

Rev	Revision Description	Date
1	DA - Lodgement	09.11.26

GENERAL NOTES

1. GENERAL

1.1 READ THESE DRAWINGS TOGETHER WITH THE HERITAGE IMPACT STATEMENT (CAROOSA, 29.10.26).

1.2 THE PLACE IS ON THE TOWN OF EAST FREMANTLE HERITAGE LIST AS MANAGEMENT CATEGORY B (INHERIT PLACE NO. 19093).

1.3 DETAILED CONSTRUCTION AND STRUCTURAL DOCUMENTATION WILL BE PROVIDED AT BUILDING PERMIT STAGE.

2. STORMWATER MANAGEMENT

2.1 ALL STORMWATER FROM NEW ROOF AREAS IS DISPOSED OF ON SITE VIA SOAKWELLS. PAVED AREAS FALL TO GARDEN BEDS WITHIN THE LOT. NO DISCHARGE TO THE STREET OR ADJOINING LOTS.

2.2 THE DESIGN FOLLOWS THE TOWN OF EAST FREMANTLE REQUIREMENTS FOR ONSITE STORMWATER DRAINAGE V3.0 (OCTOBER 2021). REQUIRED CAPACITY (M^3) = IMPERVIOUS AREA (M^2) × 0.0125. REFER STORMWATER CALCULATIONS.

2.3 SOAKWELLS ARE CONCRETE, APPROVED MANUFACTURE, WITH A MINIMUM SIZE OF 900Ø X 600 DEEP.

2.4 SOAKWELLS ARE LOCATED A MINIMUM OF 1.0M, OR THE SOAKWELL DEPTH IF GREATER, FROM FOOTINGS AND BOUNDARIES.

2.5 SOAKWELLS IN PAVED AREAS HAVE TRAFFICABLE LIDS AND REMAIN ACCESSIBLE FOR MAINTENANCE.

2.6 SOAKWELLS, DRAINS, GRATES AND DOWNPIPES ARE SHOWN ON THE SITE PLAN.

2.7 THE FULL 64 M^2 LOUVRED ROOF AREA IS INCLUDED IN THE CALCULATION, WHICH ALLOWS FOR THE LOUVRES BEING CLOSED.

2.8 NEW DOWNPIPES ARE 90MM Ø ROUND COLORBOND, COLOURED TO MATCH THE GUTTERS. NO NEW DOWNPIPES ON THE STREET ELEVATION.

2.9 EXISTING GROUND LEVELS FALL AWAY FROM THE HOUSE TO GARDEN BEDS AND ARE RETAINED. NEW PAVING IS GRADED TO MATCH, FALLING AWAY FROM THE BUILDING TO GARDEN BEDS.

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OVERSHADOWING

LIMITS (R-CODES CL. 5.4.2 C2.1) R25 OR LOWER 25% OF SITE AREA

ADJOINING LOT	SITE AREA (m^2)	R CODE	AREA OVER-SHADOWED (m^2)	RESULT
198 CANNING (EAST)	2386.45m²	R12/**R40**	0	COMPLIES
194A CANNING (WEST)	450.36m²	**R12**/R40	3.5m²	COMPLIES
194 CANNING (NORTH)	2672.81m²	R12/**R40**	0	COMPLIES

OVERSHADOWING NOTES:

- Shadow cast at 12 noon, 21 June, in accordance with R-Codes

OPEN SPACE CALCULATIONS

OPEN SPACE REQUIRED (R-CODES TABLE 1, R12.5) 486.2 55.0%

SPACE	AREA (m^2)	% OF SITE
SITE AREA	884	100%
ROOFED AREA (DWELLING, EXTENSIONS, GARAGE)	380	43.0%
LOUVRED ROOF (TOTAL 62 m^2)	62	-
LESS: LOUVRED ROOF COUNTED AS OPEN SPACE (OUTDOOR LIVING AREA, OPEN ON TWO SIDES, ≤0.5 M ABOVE NGL, MAXIMUM 50 m^2)	*-50*	-
LOUVRED ROOF COUNTED AS COVERED	12	1.4%
TOTAL COVERED AREA	**392**	**44.3%**
OPEN SPACE PROVIDED	**492**	**55.7%**

OPEN SPACE NOTES:

- Open space is calculated in accordance with R-Codes Volume 1, clause 5.1.4 C4 and Table 1 (R12.5: 55% minimum). The open space definition follows R-Codes Appendix 1.
- The roofed area of 380 m^2 includes the existing dwelling, the existing garage and the new extensions. It excludes the louvred roof and the pergola.
- The louvred roof (62 m^2) is an outdoor living area, open on at least two sides and no more than 0.5 m above natural ground level. Up to 50 m^2 is counted as open space, as permitted under the R-Codes definition of open space. The remaining 12 m^2 is counted as covered area.
- The louvred roof is to remain unenclosed on at least two sides. Any future enclosure would reduce the open space and requires further approval.
- The pergola along the western boundary is an open, unroofed structure and is counted as open space. It is not to be roofed or clad. If it were, it would become covered parking and would be excluded from open space.

STORMWATER CALCULATIONS

REQUIRED CAPACITY (M^3) = IMPERVIOUS AREA (M^2) × 0.0125

CATCHMENT LOCATION	IMPERVIOUS AREA (m^2)	REQUIRED (m^3)	SOAKWELL PROVIDED	PROVIDED (m^3)
EXTENSION (GARAGE LINK TO HOUSE)	70	0.88	1200Ø x 1200	1.36
LOUVRED ROOF	64	0.80	1200Ø x 1200	1.36
BUTLER'S KITCHEN / LAUNDRY	15	0.19	900Ø x 600	0.38
TOTAL	**149**	**1.86**	**x3 SOAKWELLS**	**3.10**

Site:

196 Canning Highway

East Fremantle, WA

N

Title:

Overshadowing Plans

Scale:	Sheet:	Date:
1 : 200	**A3**	**09.11.26**

Drawing: **DA-012**

Rev: **1**