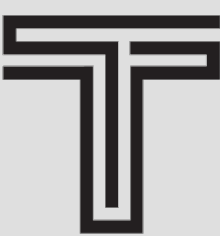


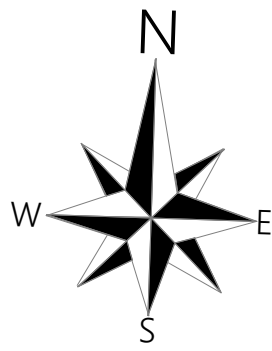
Guagliardo Residence



Images are for illustrative purposes only.



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PROPOSED SURVEY STRATA SUBDIVISION

NOTE: THIS IS A PROPOSED SKETCH ONLY AND SHOULD NOT BE USED FOR FINAL DIMENSIONS AND AREAS FOR SELLING PURPOSES OR FOR DESIGNING A NEW HOUSE(S) TO FIT ON THE PROPOSED LOTS

NOTE:
ALL DASHED
FEATURES
TO BE DEMO;
ALL SOLID
FEATURES
TO REMAIN

SERVICES:

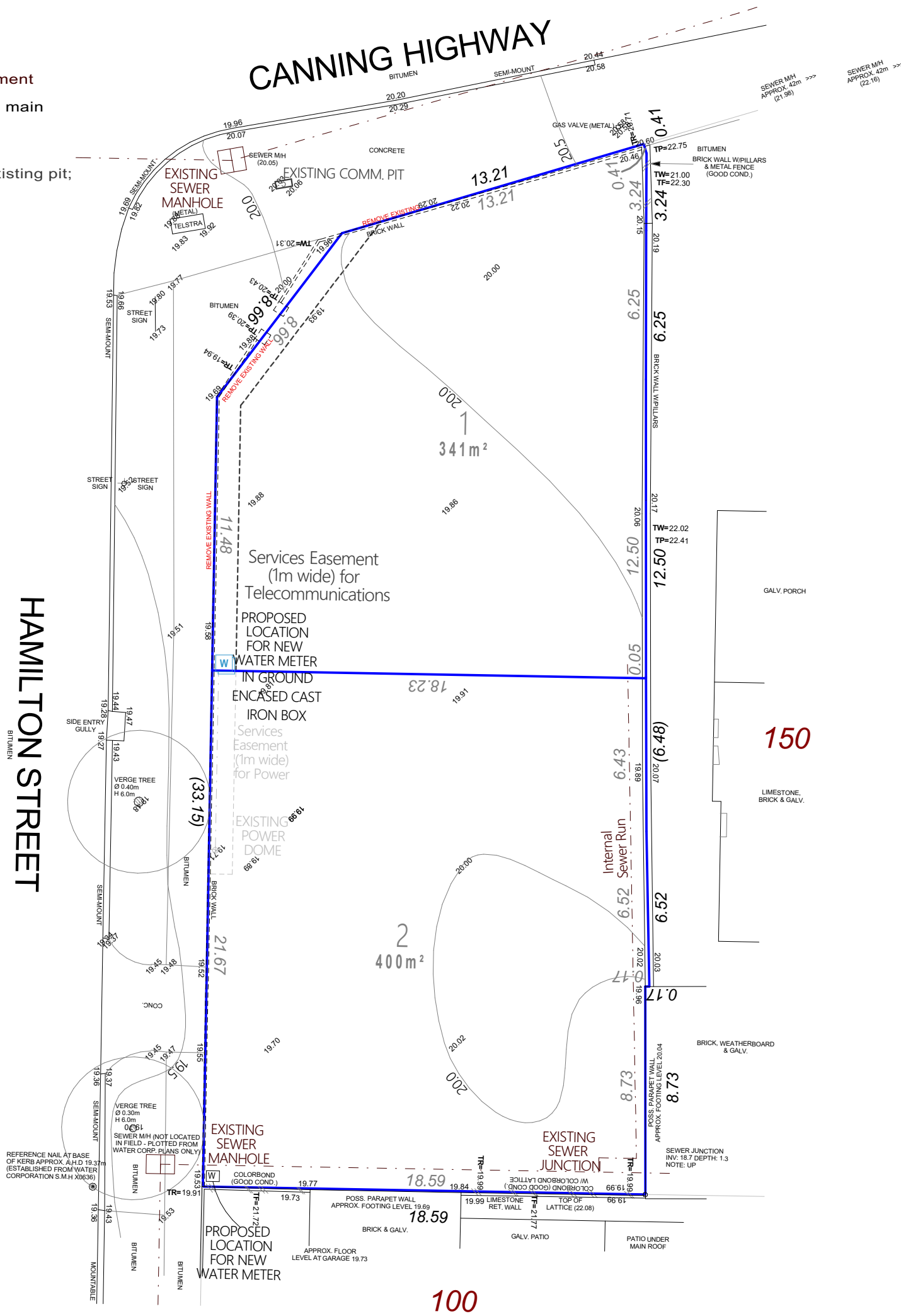
WATER: New meters
via direct connection to main

SEWER: Existing junction
via direct connection to main;
Lot 1 via existing junction & Easement

GAS: All lots to connect directly to main

POWER: Via existing pillar;
Lot 1 via Easement

TELECOMMUNICATIONS: Via existing pit;
Lot 2 via Easement



NOTE: PROPOSED LOT NUMBERS, AREAS AND DIMENSIONS ARE ALL
SUBJECT TO FINAL LICENSED SURVEY AND TITLES AUTHORITY EXAMINATION

ORIGINAL AREAS

LOT 151 = 741m²

ZONING = R12.5/R40

No. OF EXISTING LOTS = 1

No. OF PROPOSED LOTS = 2

— PROPOSED BOUNDARIES
— EXISTING BOUNDARIES

PROPOSED SURVEY STRATA SUBDIVISION:
LOT 151 (#197) CANNING HIGHWAY, EAST FREMANTLE

TOWN OF EAST FREMANTLE

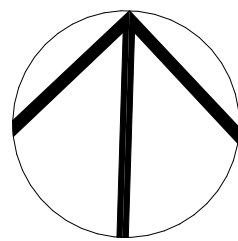
DEPOSITED PLAN 401429 VOL. 2887 FOL. 137

DATE 23/05/2025, SCALE 1:200 AT A3

**COTTAGE
SURVEYS**

87-89 Guthrie Street, Osborne Park, WA
P.O. Box 1611 Osborne Park B.C., WA 6917
Telephone: (08) 9446 7361
Email: subdivisions@cottage.com.au
Website: www.cottage.com.au

J/N: SK594801-V4



Client
Lisa & Adam Guagliardo

Project Address

197 Canning Highway,
East Fremantle

Project Shire

Town of East Fremantle

Drawing Title:

Site Survey

Scale:

1:300

Sheet Size:

A3

Drawing No:

2 of 7

Project No:

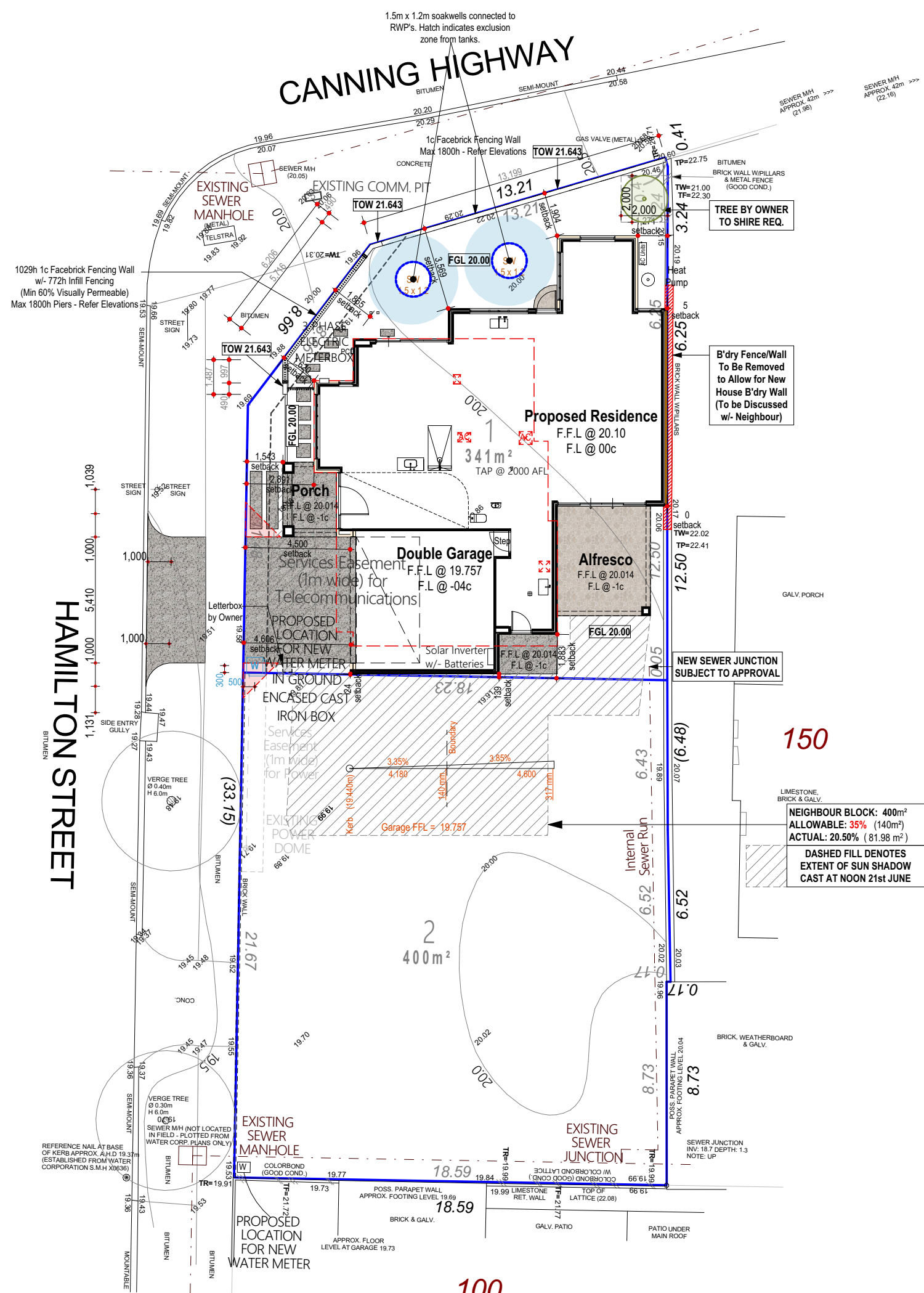
2099

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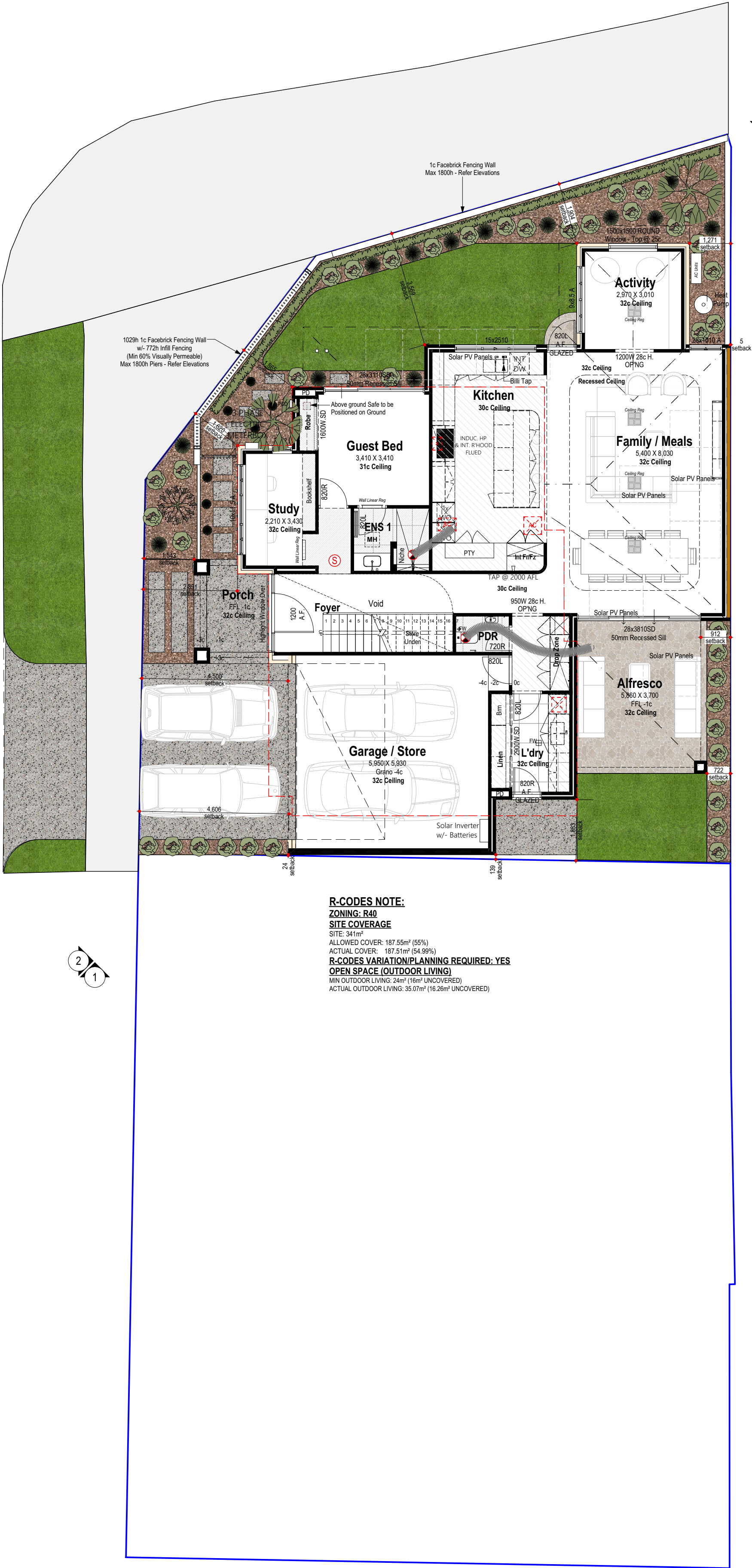
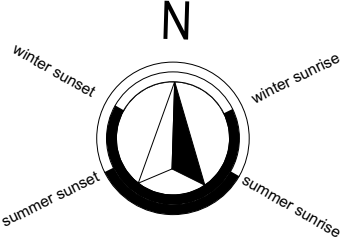


TABLE 5.1 – QUIET HOUSE DESIGN REQUIREMENTS	
Item	Requirements
Walls	$R_w + C_w$ 50 dB
External Doors	Individual external door requirements to meet specifications as shown on plans in Appendix A and listed in the table of Appendix B.
Windows	Individual glazing requirements to meet specifications as shown on plans in Appendix A and listed in the table of Appendix B.
Roofs and Ceilings of Highest Floors	$R_w + C_w$ 40 dB
Outdoor Living Area	The outdoor living area noise level is 52 dB $L_{Aeq(1hr)}$ and as a result meets the requirements of <i>State Planning Policy 5.4</i> .
Mechanical Ventilation	Mechanical ventilation to not compromise the performance of any of the façade elements.
Notification on Title	Required

Calculated Noise Levels and Required R_w and C_w Ratings – 1800mm Fence		
Location	Level	$R_w + C_w$
GF ACTIVITY 9X8.5	58	23
GF ACTIVITY 15X1500	60	23
GF ENTRY 1200	59	23
GF FAMILY MEALS 28X1010	56	23
GF FAMILY MEALS 820	58	28 (e _{ac} Only)
GF FAMILY MEALS ALFRESCO 28X3810	47	23
GF GUEST BED 24X1110	59	26
GF KITCHEN 15X2510	59	23
GF LAUNDRY 820	41	23
GF STUDY 24X2F	57	23
GF STUDY 10X11.5	61	23
1F BATH 14X1210	67	23
1F BED2 24X2F	64	28
1F BED2 24X2810	63	33
1F BED3 18X3010	66	35
1F ENSUITE 2 18X910	46	23
1F ENSUITE 2 18X1110	58	23
1F MAIN BEDROOM 24X3010	61	26
1F SITTING 9X2910	60	23
1F WC 18X910	47	23
Walls	67	50
Roof and Ceilings of Highest Floor	67	40
Outdoor Living Area	47	Complies

Notes: The required R_w rating can be reduced by reducing the area of glazing. Requirements pertain to only acoustic advice in regards to *State Planning Policy 5.4* and may be superseded by other requirements (BAL, Thermal, etc).

R-CODES NOTE:
ZONING: R40
SITE COVERAGE
SITE: 341m²
ALLOWED COVER: 187.55m² (55%)
ACTUAL COVER: 187.51m² (54.99%)
R-CODES VARIATION/PLANNING REQUIRED: YES
OPEN SPACE (OUTDOOR LIVING)
MIN OUTDOOR LIVING: 24m² (16m² UNCOVERED)
ACTUAL OUTDOOR LIVING: 35.07m² (16.26m² UNCOVERED)



Building Areas	
Ground Floor Area	
1. Ground living area	149.25
2. Garage/Store	38.86
3. Portico	6.95
4. Alfresco	18.80
	213.86 m ²
Upper Floor Area	
1. Upper living area	121.54
	121.54 m ²
	335.40 m ²

Client
Lisa & Adam Guagliardo

Project Address
197 Canning Highway,
East Fremantle

Project Shire
Town of East Fremantle

Drawing Title:
GF Sketch Plan

Scale: 1:100

Sheet Size: A3

Drawing No:
4 of 7

Project No:
2099



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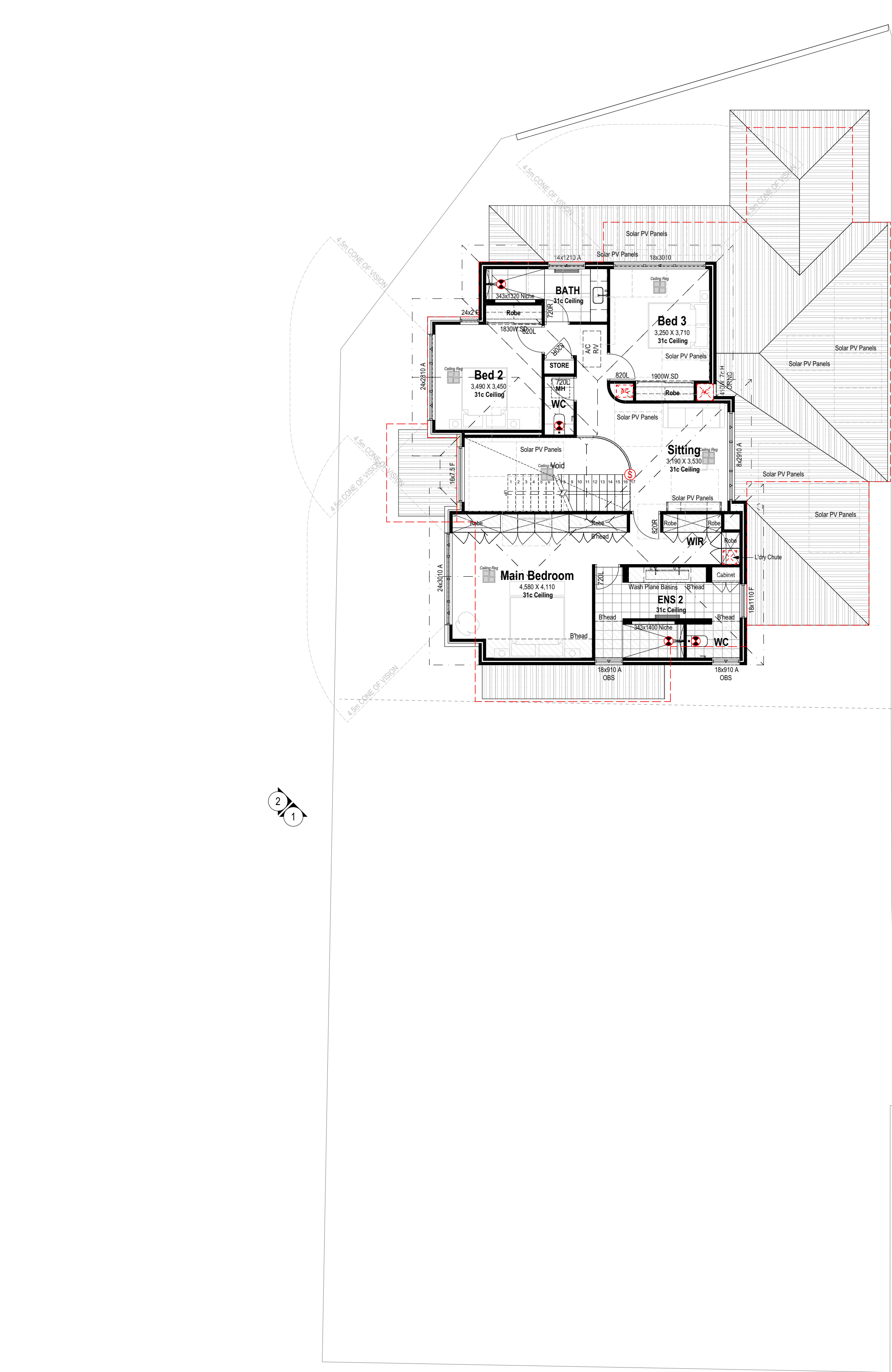
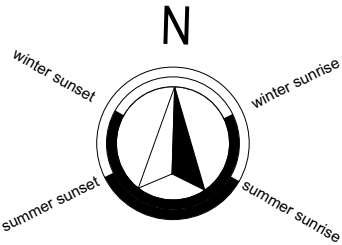


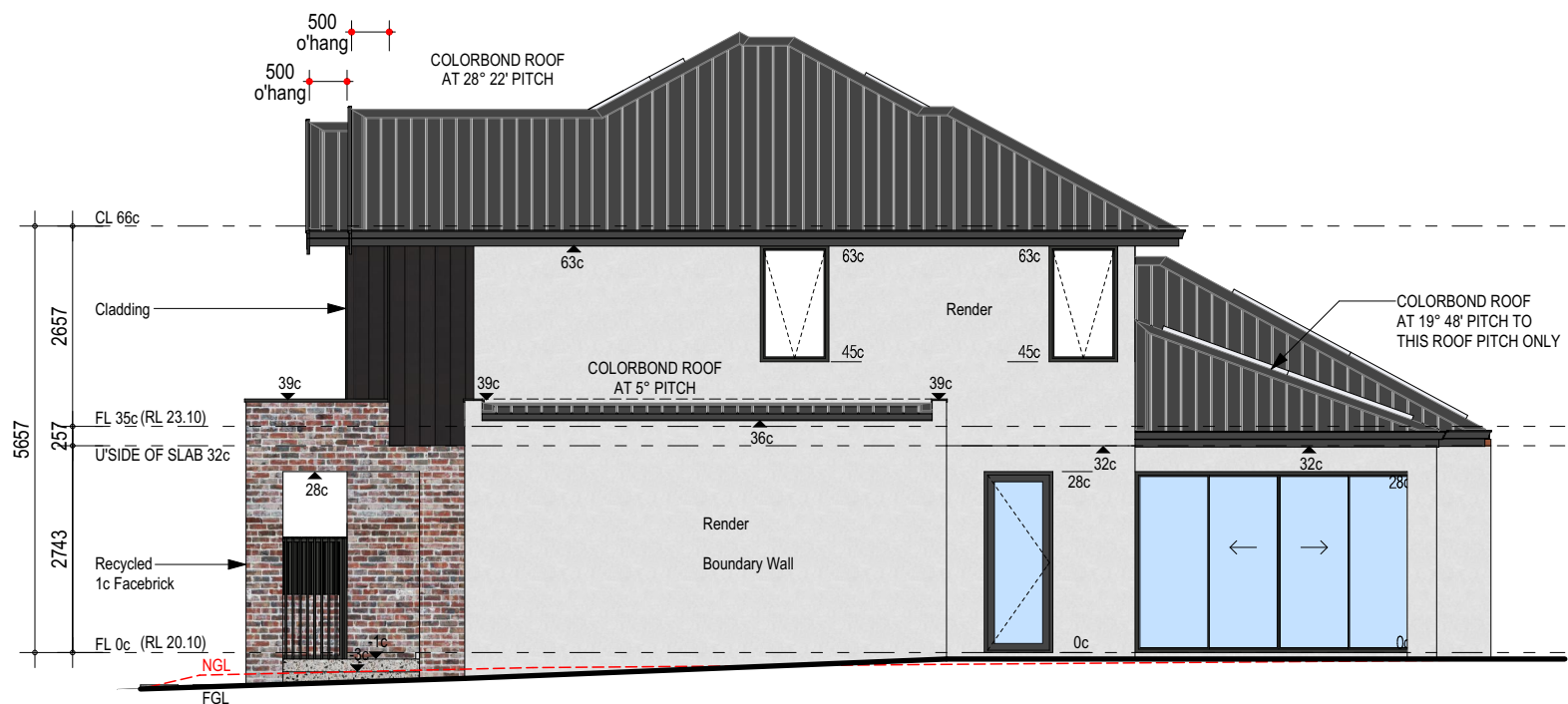
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Building Areas	
Ground Floor Area	
1. Ground living area	149.25
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4. Alfresco	18.80
	213.86 m ²
Upper Floor Area	
1. Upper living area	121.54
	121.54 m ²
	335.40 m ²

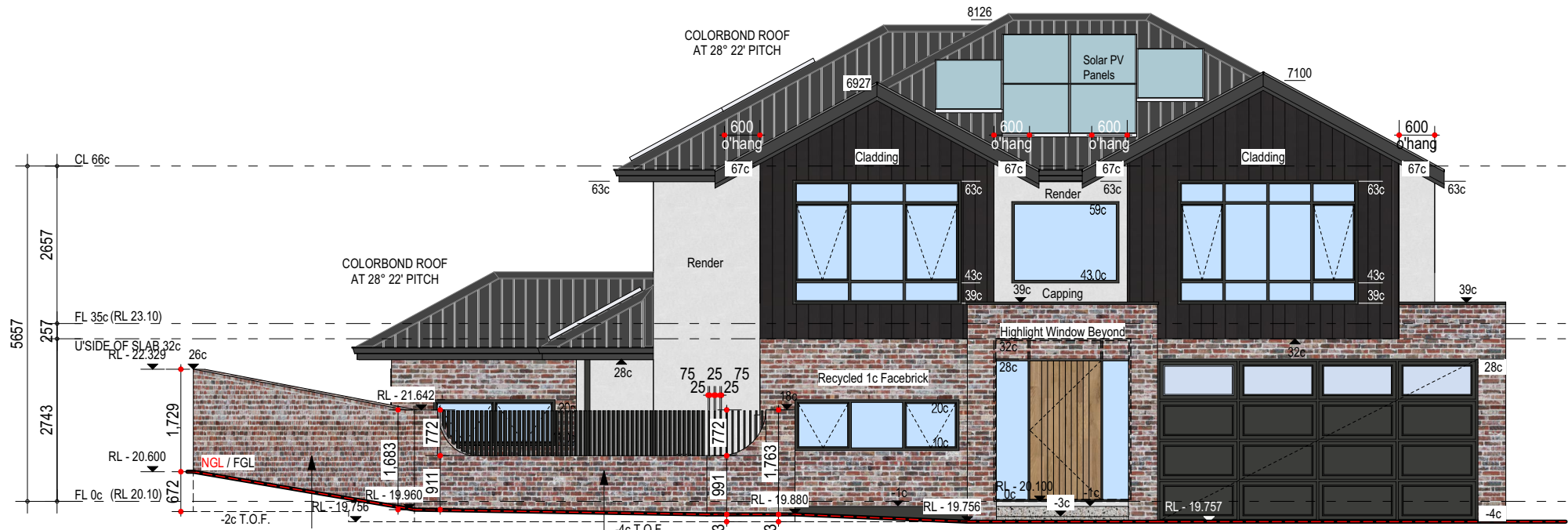


SOUTH ELEVATION SK1

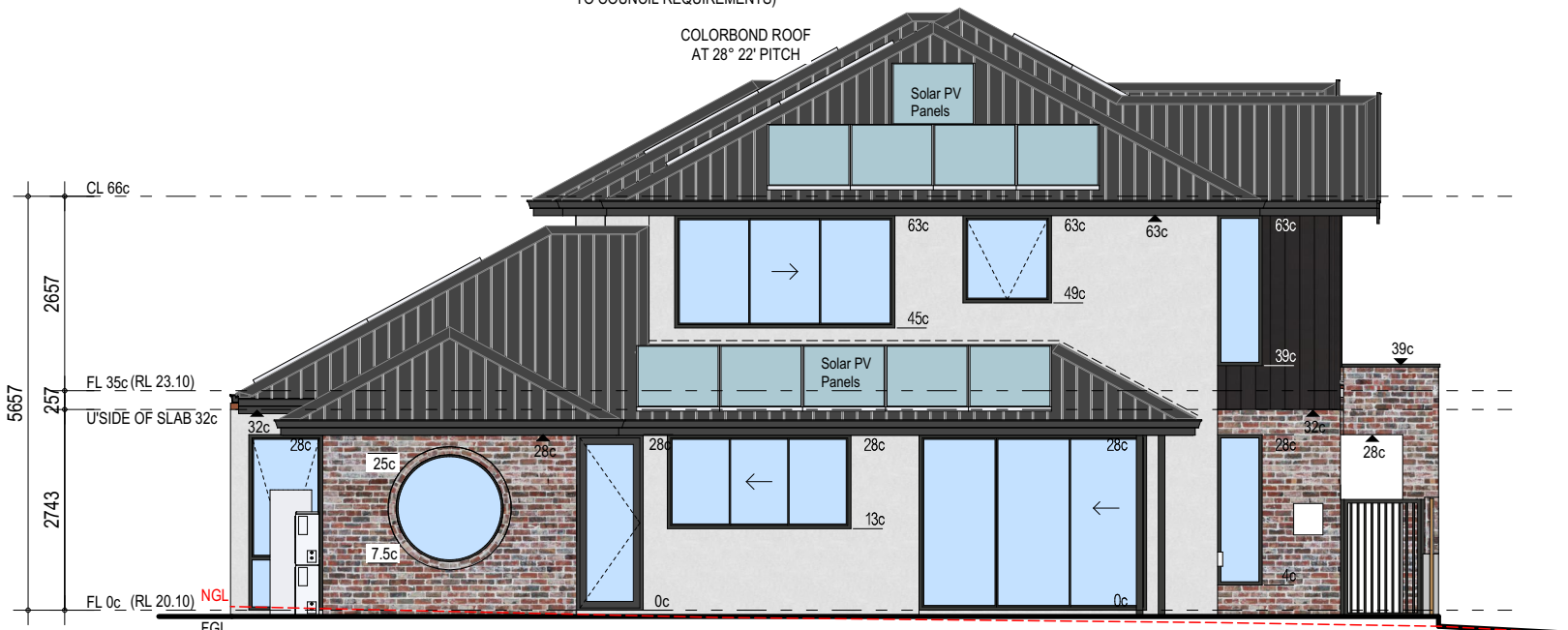
Colour Schedule:

Acrylic Texture Render
Posts
1c Facebrick
JH 133mm Axon Cladding
Roof/Gutter/Fascia/Downpipe/Posts
Garage Door
Window Frames & Entry Door
Fencing Infills
Driveway/porch/paths Exposed Aggregate
Alfresco & Family Landing

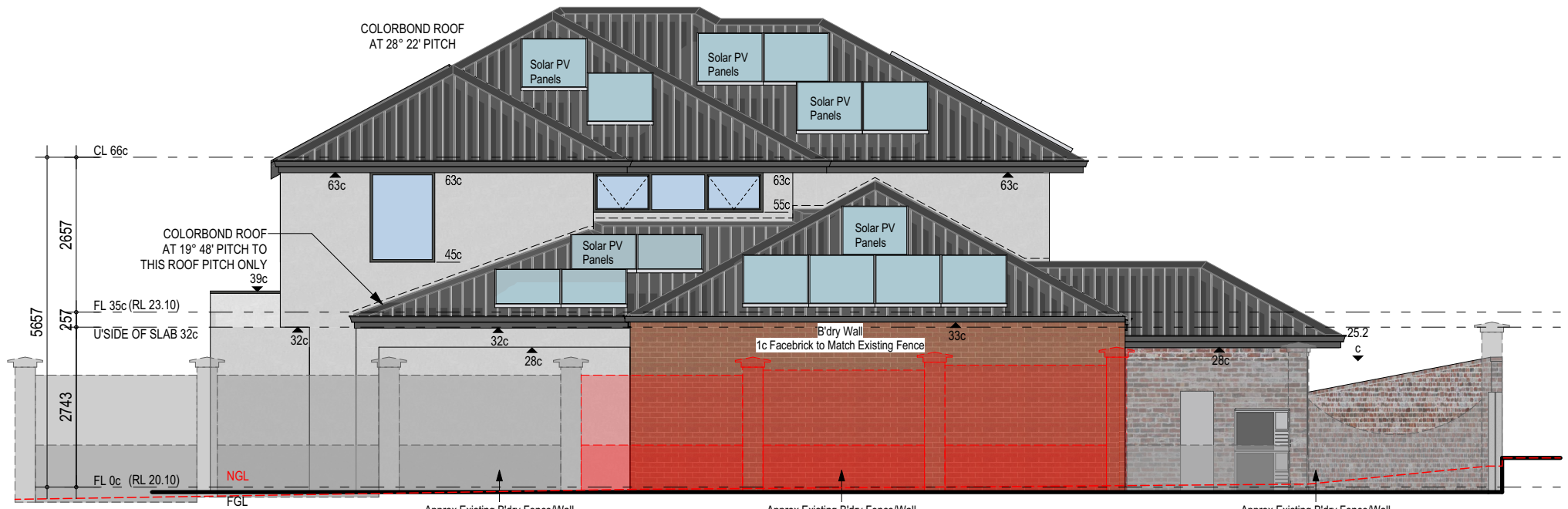
- Dulux Silver Tea Set
- Dulux Silver Tea Set
- Recycled Red Brick
- Dulux Ticking
- Monument
- Monument
- Black
- Black
- Limecrete Sahara
- Mataka Crazypave



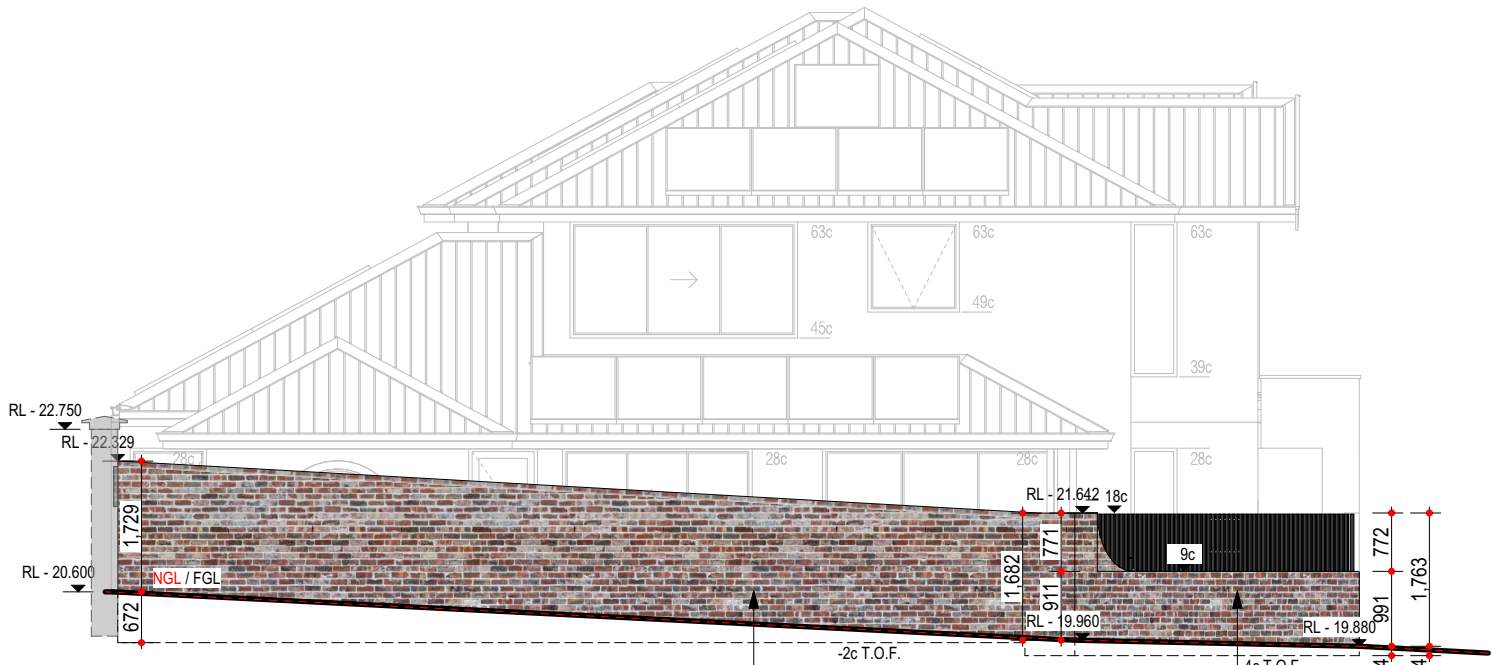
WEST ELEVATION SK2



NORTH ELEVATION SK3



EAST ELEVATION SK4



NORTH ELEVATION SK3a

Client
Lisa & Adam Guagliardo

Project Address
197 Canning Highway,
East Fremantle

Project Shire
Town of East Fremantle

Drawing Title:
Elevations

Scale: 1:100

Sheet Size: A3

Drawing No:
6 of 7

Project No:
2099

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Project Address
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East Fremantle

Project Shire
Town of East Fremantle

Drawing Title:
Street Montage

Scale: 1:100

Sheet Size: A3

Drawing No:
7 of 7

Project No:
2099

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