

Proposed Jasmin Karwacki Residence

#64 Clayton Street East Fremantle WA 6158



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3D views not
Updated



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3D views not
Updated



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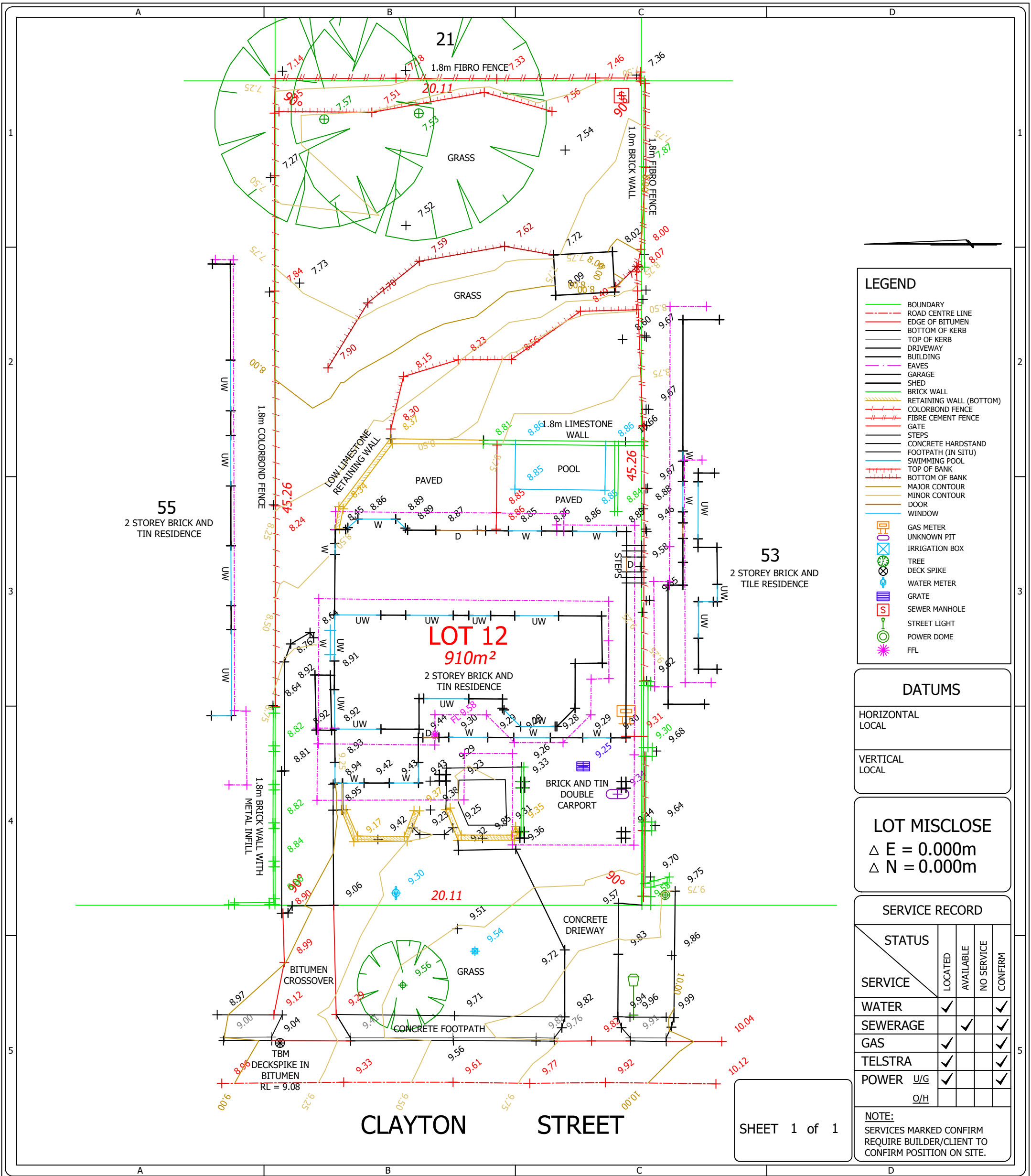


Proposed Jasmin Karwacki Residence

#64 Clayton Street East Fremantle WA 6158

3D views not
Updated





NOTES

- THE BOUNDARY HAS BEEN PEGGED. IF YOU INTEND TO ERECT ANY STRUCTURE ON THE BOUNDARY WE RECOMMEND YOU SET 0.030m OFF THE BOUNDARY TO AVOID ANY ENCROACHMENTS.
- OFFSETS ARE EXAGGERATED TO SHOW DETAIL.
- DIMENSIONS AND AREAS ARE ADOPTED FROM SURVEY PLAN UNLESS NOTED.
- REFER TO CERTIFICATE OF TITLE FOR ANY ENCUMBRANCES/EASEMENTS THAT MAY AFFECT THIS LOT.
- ALL TRADES TO BEWARE OF THE PRESENCE OF OVERHEAD AND/OR UNDERGROUND POWER IN THE VICINITY OF THIS LOT.
- THIS PLAN IS ONLY TO BE USED FOR ITS INTENDED PURPOSE. NO RESPONSIBILITY IS TAKEN BY ORACLE SURVEYS PTY LTD FOR THE UNAUTHORIZED USE OF THIS PLAN FOR ANY OTHER USE.
- ORACLE SURVEYS PTY LTD ACCEPTS NO RESPONSIBILITY TO SURVEY DATA THAT HAS CHANGED AFTER THE DATE OF SURVEY.

REGULATION 25A LICENSED SURVEYORS ACT 1909 (AS AMENDED)

I JASON FREDERICK WEAIRE BEING A LICENSED SURVEYOR, CERTIFY THAT ON 25/03/25 I SUPERVISED OR PERSONALLY RE ESTABLISHED THE BOUNDARIES FOR THE LOT AS DESCRIBED ABOVE AND AS SHOWN ON THE SKETCH AND THAT THE SURVEY WAS PERFORMED IN ACCORDANCE WITH THE PROVISION OF THE LICENSED SURVEYORS (GUIDANCE OF SURVEYORS) REGULATION 1961 AND THE LICENSED SURVEYORS (TRANSFER OF LAND ACT 1893) REGULATIONS 1961

JASON F. WEAIRE 03RD APRIL 2025

SCALE 1:200 @ A3 LANDSCAPE

1:200

TITLE

FEATURE SURVEY
LOT 12 (#64A & B) CLAYTON STREET
EAST FREMANTLE

CLIENT

JASMIN KARWACKI

SURVEYOR TB

DRAFTER JPW

CHECKED JFW

ORACLE DWG REF Lot 12 (#64A & B) Clayton Street, East Fremantle_F_Rev0.dwg

ORACLE JOB No. 4246

SURVEY PLAN DP 425376

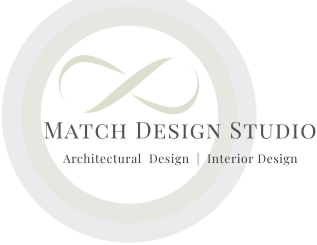
C/T Vol: 4040 Fol: 447

DATE SURVEYED 21/01/2025

ORACLE SURVEYS
LICENSED & ENGINEERING SURVEYORS

SUITE 11/342 ALBANY HIGHWAY VICTORIA PARK WA
PO BOX 668 VICTORIA PARK WA 6979 TEL (08) 9470 1888
EMAIL e@oraclesurveys.com.au WEB www.oraclesurveys.com.au

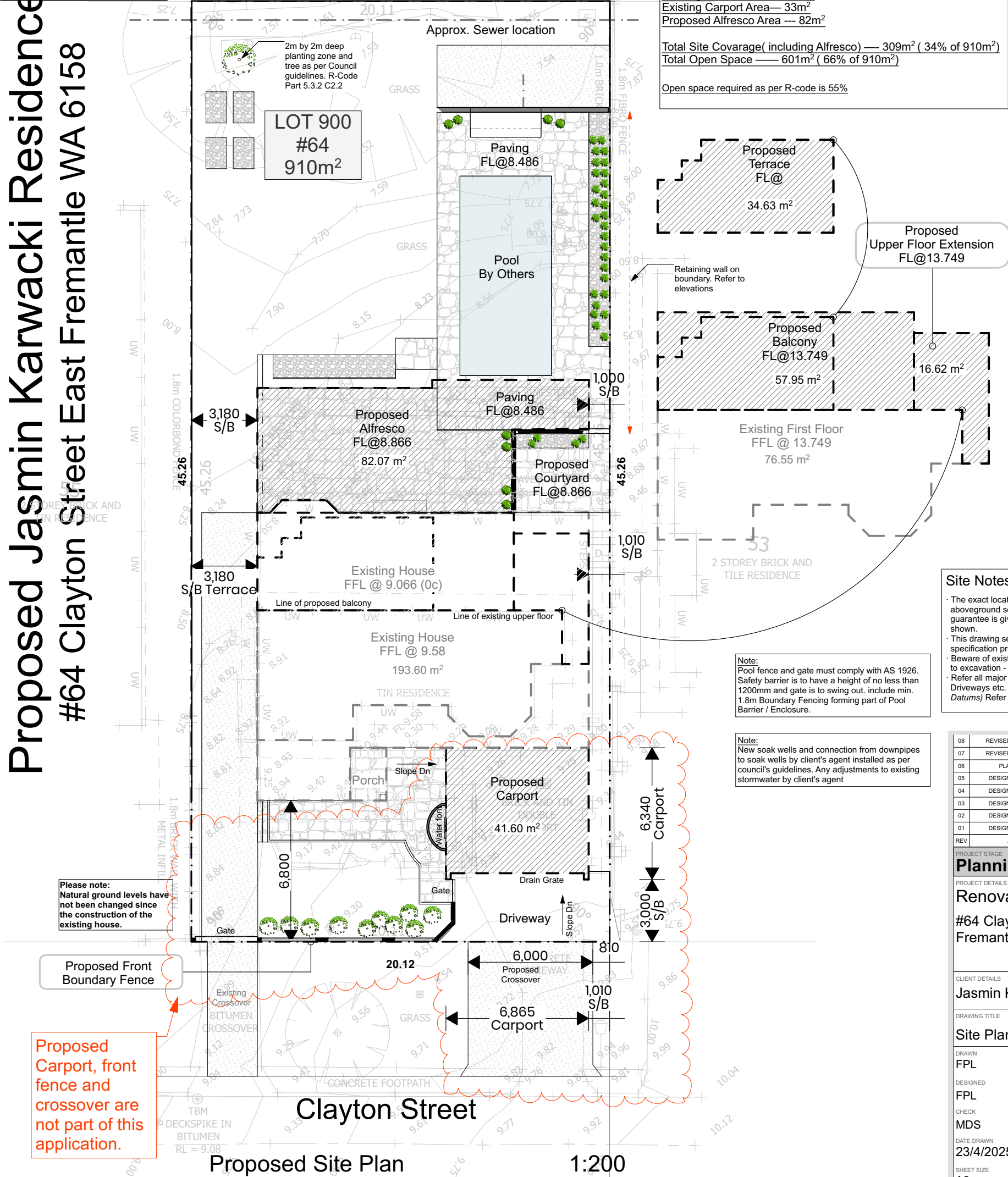
REV	DATE	BY	DESCRIPTION
0	03/04/25	JFW	ISSUED TO CLIENT



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SPECIFICATION & LEGENDS, Proposed Site

Proposed Jasmin Karwacki Residence
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Lot Area — 910m²
Existing House area — 194m²
Existing Carport Area — 33m²
Proposed Alfresco Area — 82m²
Total Site Coverage (including Alfresco) — 309m² (34% of 910m²)
Total Open Space — 601m² (66% of 910m²)
Open space required as per R-code is 55%

Site Notes

- The exact location of underground and aboveground services shall be proven on site. No guarantee is given that all existing services are shown.
- This drawing set to be read in conjunction with the specification provided.
- Beware of existing services. Confirm locations prior to excavation - take extreme care.
- Refer all major works to Ramps, Walkways, Driveways etc. (Including Carpark works, Levels & Datums) Refer to Civil Engineers documentation

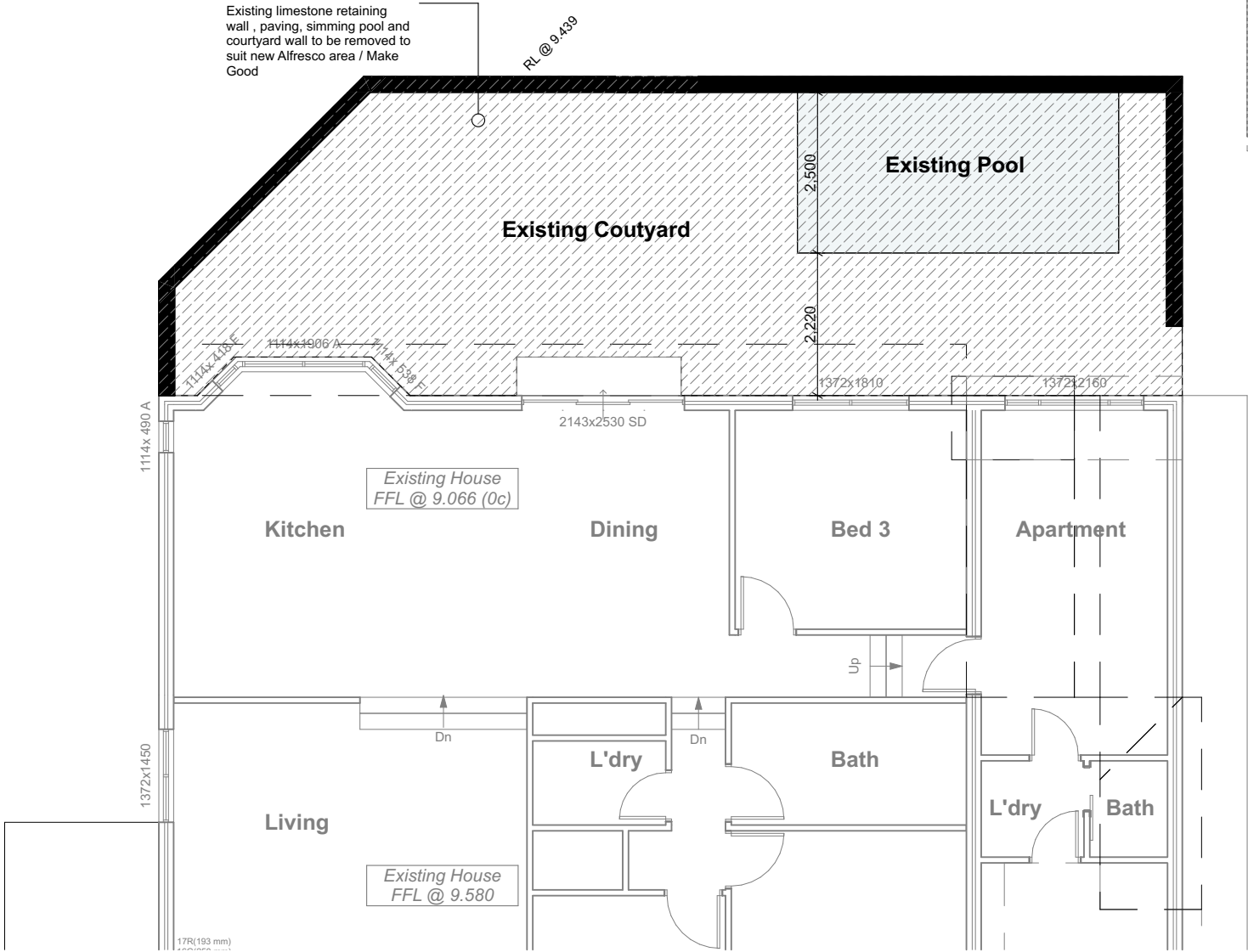
Note:
Pool fence and gate must comply with AS 1926. Safety barrier is to have a height of no less than 1200mm and gate is to swing out, include min. 1.8m Boundary Fencing forming part of Pool Barrier / Enclosure.

Note:
New soak wells and connection from downpipes to soak wells by client's agent installed as per council's guidelines. Any adjustments to existing stormwater by client's agent

08	REVISED PLANNING APPROVAL ISSUED	FPL	23.04.2025
07	REVISED PLANNING APPROVAL ISSUED	FPL	11.03.2024
06	PLANNING APPROVAL ISSUED	FPL	05.02.2024
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01	DESIGN ISSUED FOR CLIENT REVIEW	FPL	06.07.2023
REV	AMENDMENT DETAILS	BY	DATE

PROJECT STAGE	
Planning Approval	
PROJECT DETAILS	
Renovation	
#64 Clayton Street East Fremantle WA 6158	
CLIENT DETAILS	
Jasmin Karwacki	
DRAWING TITLE	
Site Plan	
DRAWN	
FPL	
DESIGNED	
FPL	
CHECK	
MDS	
DATE DRAWN	
23/4/2025	
SHEET SIZE	
A3	
PROJECT NUMBER	
MDS23-014	
DRAWING NUMBER	
A07	

Proposed Jasmin Karwacki Residence
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Existing / Demolition Floor Plan 1:100

Demolition Legend

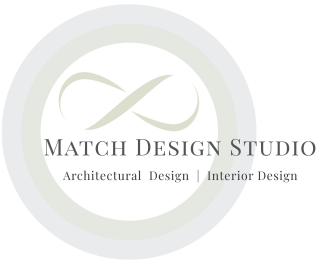
Large area to be removed. Pavers, Patio, Pool, Etc

Wall Schedule

Existing single leaf brickwork
Existing Brickwork
Demolished wall / retaining wall
Partially removed

Demolition Notes

- Confirm all dimensions on site to existing residence prior to commencement of any work.
- Cap off existing Plumbing and Electrical works as necessary by certified tradesperson.
- Modified brickwork to be toothed into existing where applicable and cavity to remain continuous at all times.
- Existing materials to be re-used to owners detail.
- Materials removed from site must be disposed of as per Council regulations.
- Investigation should be undertaken before all works that require excavation.



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PROJECT STAGE
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PROJECT DETAILS
Renovation
#64 Clayton Street East
Fremantle WA 6158

CLIENT DETAILS
Jasmin Karwacki

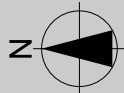
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Existing / Demo Floor Plan

DRAWN
FPL
DESIGNED
FPL
CHECK
MDS
DATE DRAWN
23/4/2025

SHEET SIZE
A3

PROJECT NUMBER
MDS23-014

DRAWING NUMBER
A08



Architectural floor plan of a house with a new roof and balcony. The plan shows the layout of rooms including Family, Ens, Master Suite, and Wir, along with a central balcony and a rear roof area. Dimensions and annotations specify structural changes and materials.

Roof and Balcony Details:

- Roof below:** 5° pitch, 1543x2410 (left), 25x2410 SD (center), 1372x2410 (right).
- Balcony:** 25x2410 SD, 1543x2410 F (left), 1372x2410 (right).
- Box Gutter:** Located on the roof below areas.
- Roof under to be removed / Make Good:** Indicated on the right side.
- Low wall to be removed / Make Good:** Located between the roof and the main house.
- Wall to be removed / Make Good:** Located on the right side.
- Door and wall section to be removed / Make Good:** Located near the Wir room.





Room Layout and Dimensions:


- Family:** 1543x2410 F, 1286x1930 F, 1286x2410 F, 1372x1210 F, 1372x1690.
- Ens:** 1029x1090, 857x1810.
- Master Suite:** 1372x2410, 1372x1210 F, 1372x1690.
- Wir:** 1372x1210 F, 1372x1690.

Other Annotations:

- Existing Balcony and balustrade to be removed to suit new Balcony / Make Good:** Located on the left side.
- Existing House FFL @ 12.854:** Indicated in the Family room.
- DL:** Down Light symbols.
- Stairs:** 1286x1930 F, 1286x2410 F, 1372x1210 F, 1372x1690.

Wall Schedule

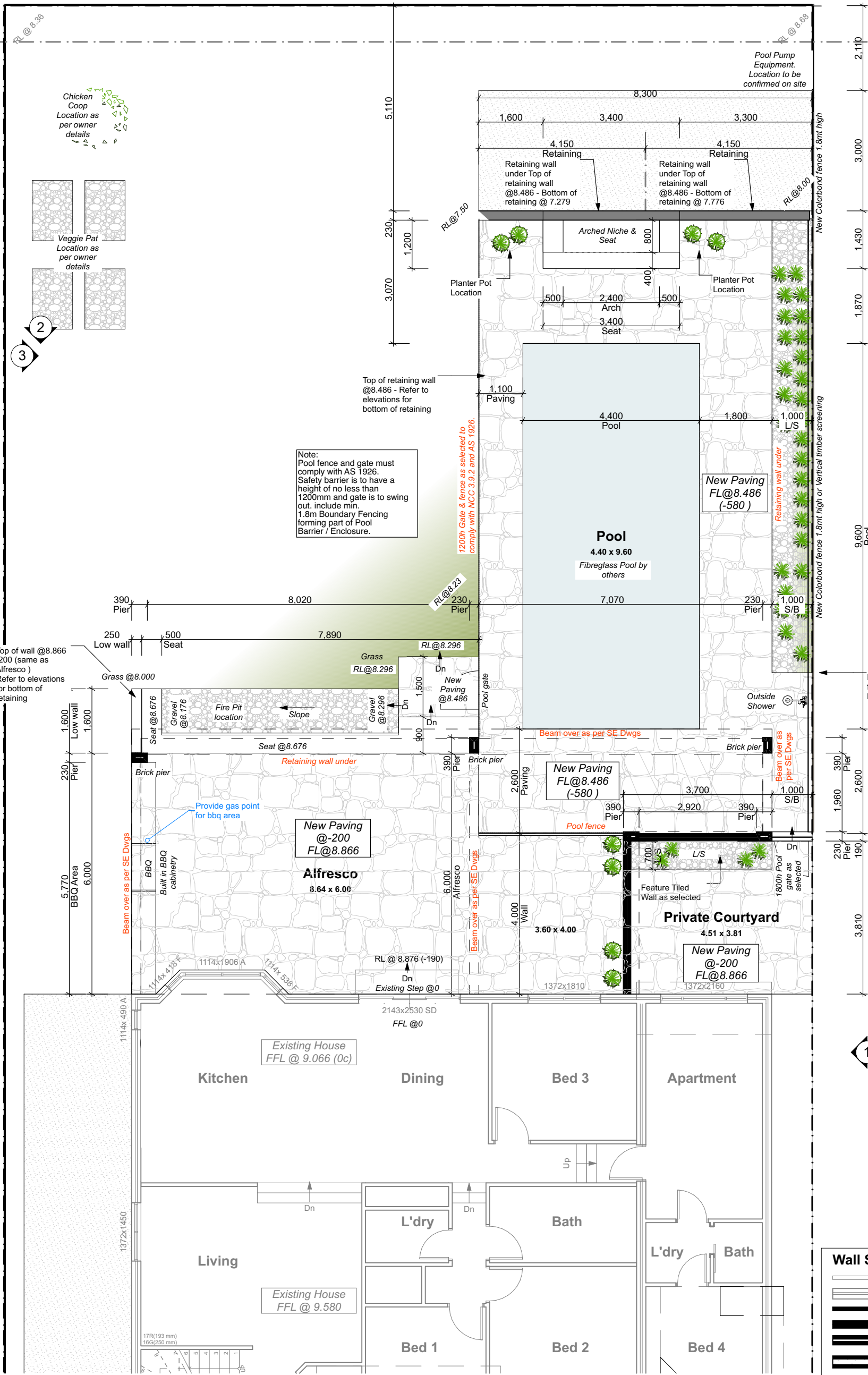
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	Existing Brickwork
	Demolished wall / retaining wall
	Partially removed



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07	REVISED PLANNING APPROVAL ISSUED	FPL	11.03.2024				
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				CLIENT DETAILS			
				Jasmin Karwacki			
				DRAWING TITLE	PROJECT NUMBER	DRAWING NUMBER	
				Existing / Demo First Floor Plan	MDS23-014	A09	

Proposed Jasmin Karwacki Residence
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Proposed Backyard

1:100



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PROJECT STAGE
Planning Approval
PROJECT DETAILS
Renovation
#64 Clayton Street East Fremantle WA 6158

CLIENT DETAILS
Jasmin Karwacki

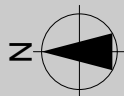
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Floor Plan Backyard

DRAWN
FPL
DESIGNED
FPL
CHECK
MDS
DATE DRAWN
23/4/2025

SHEET SIZE
A3

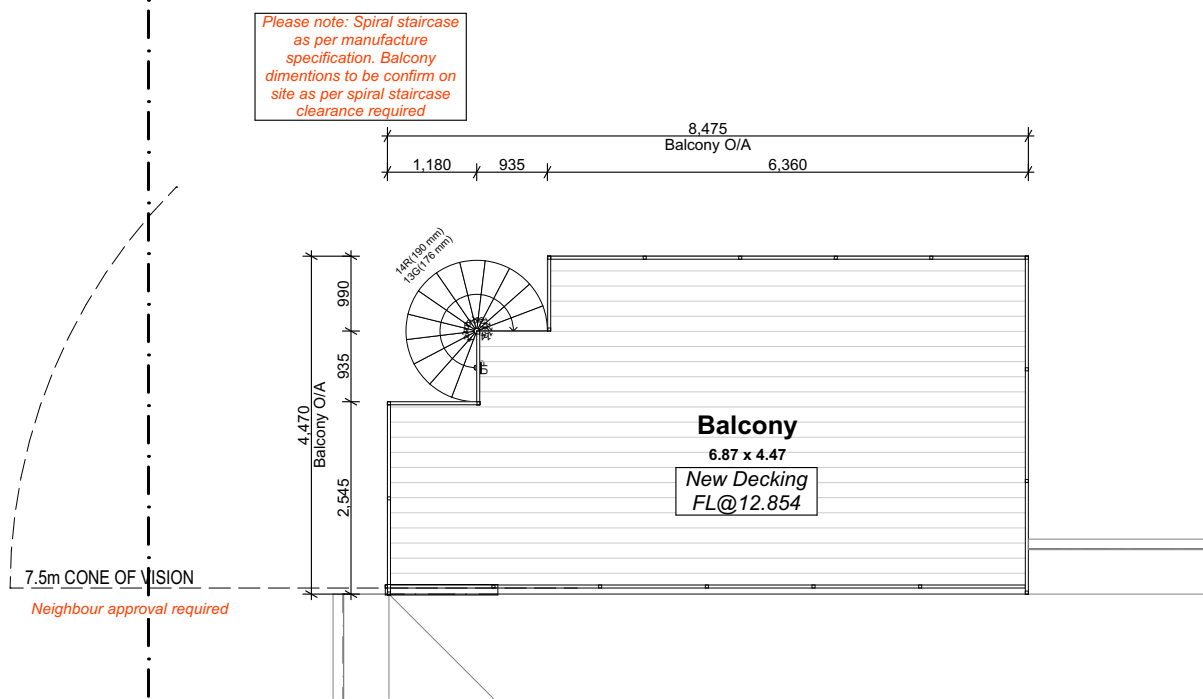
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DRAWING NUMBER
A10



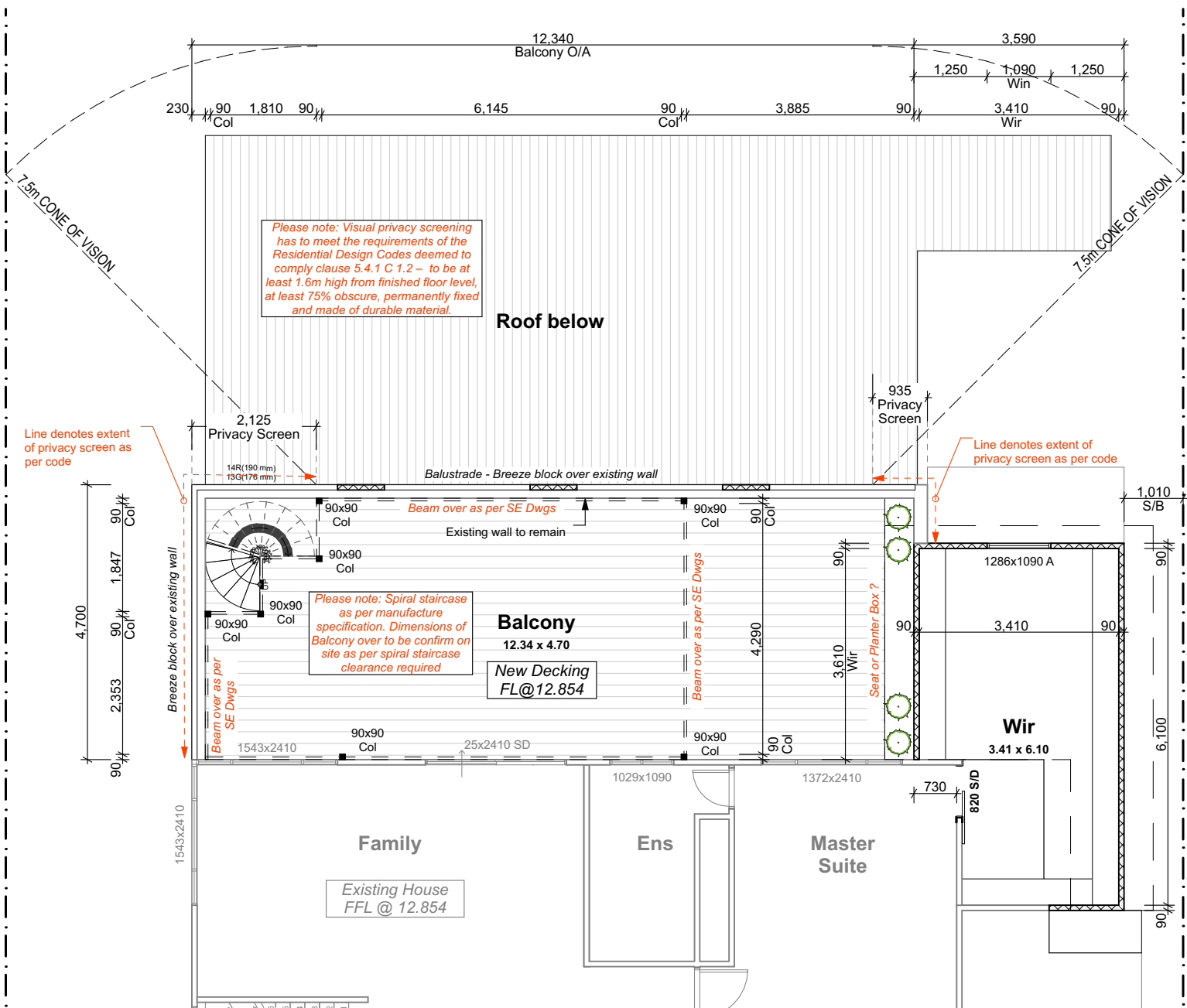
Proposed Jasmin Karwacki Residence

#64 Clayton Street East Fremantle WA 6158



Proposed Balcony / Roof top Terrace

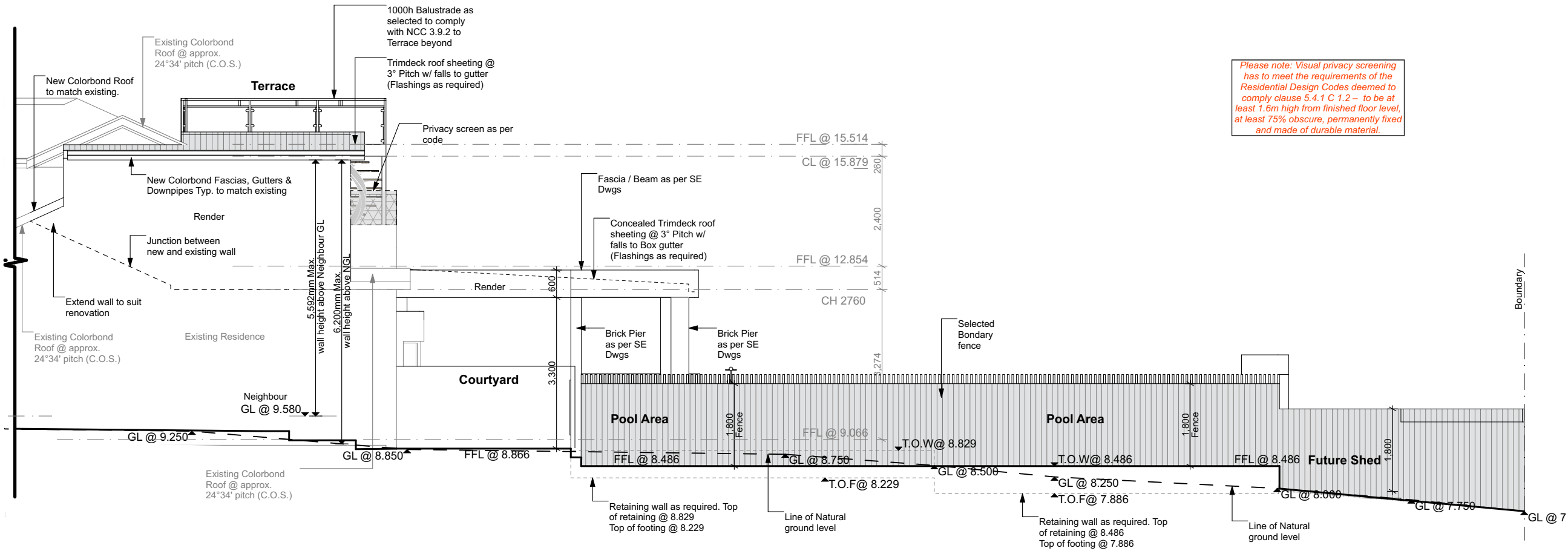
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Proposed First Floor Plan

1:100

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					CLIENT DETAILS	SHEET SIZE		
					Jasmin Karwacki	A3		
					DRAWING TITLE	PROJECT NUMBER	DRAWING NUMBER	
					First Floor Plan	MDS23-014	A11	



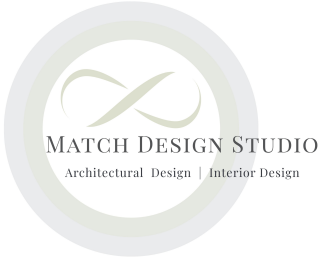
Elevation 1 1:100

Elevations

- Existing Walls & Roofing
- New rendered brickwork
- New Colorbond roofing and fence
- New Breeze Block Wall
- New Selected Cladding
- New glazing

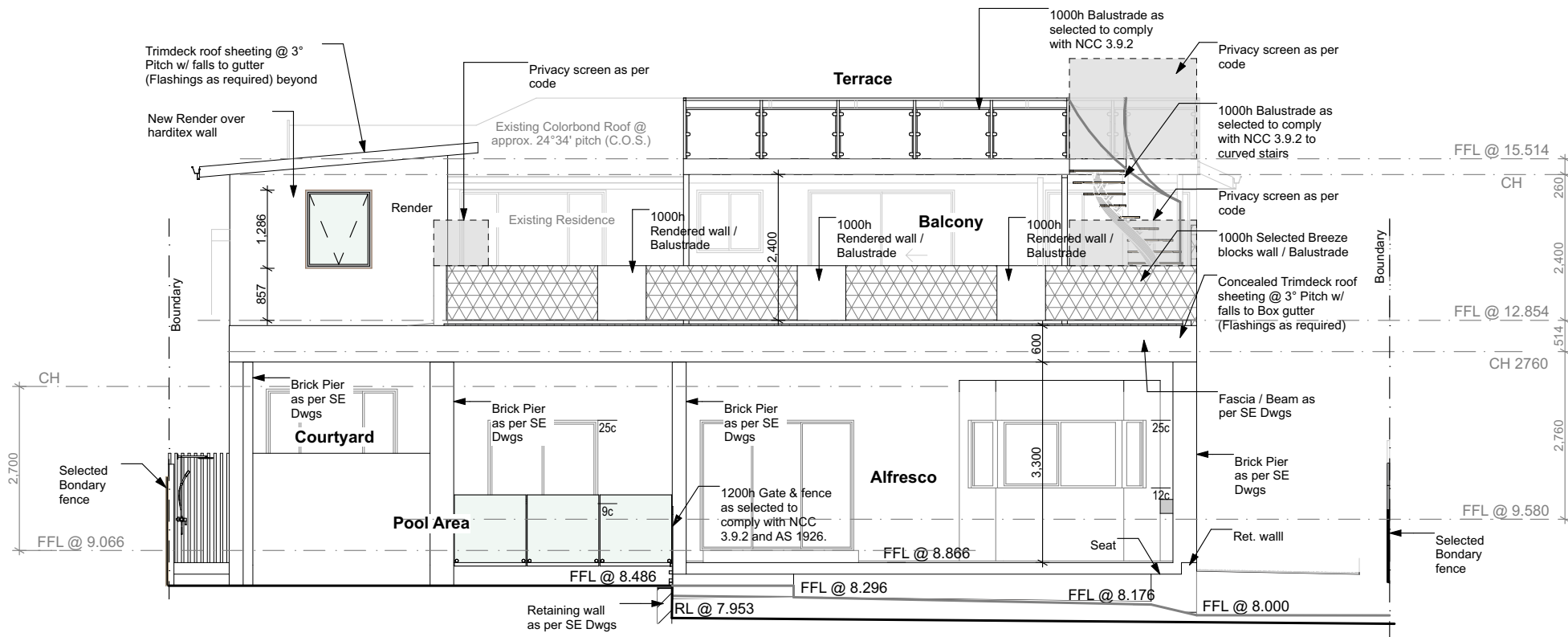
NOTE: All materials where applicable to match existing

ELEVATION NOTES:
- CONVENTIONAL ROOF FRAME APPLIES.
- ROOF TIE DOWN/FIXING STRAPS TO COMPLY WITH AS 3700 OR AS 4773 OR AS PER ENGINEER'S DETAIL.
- GLAZING DESIGNED AND CONSTRUCTED IN ACCORDANCE TO AS1288 AND AS2047.
ALL SUB-CONTRACTORS TO CHECK DIMENSIONS & NOTES PRIOR TO INITIATING WORKS. ANY DISCREPANCIES TO BE NOTIFIED TO THE SITE SUPERVISOR WITHOUT DELAY.
- ALL DIMENSIONS TO BRICKWORK.
- RESTRICTED OPENING AS PER NCC 3.9.2.7



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				CLIENT DETAILS	A3
				Jasmin Karwacki	
				DRAWING TITLE	PROJECT NUMBER
				Elevations	MDS23-014
					DRAWING NUMBER
					A12



Elevation 2 1:100

Elevations

Existing Walls & Roofing

New rendered brickwork

New Colorbond roofing and fence

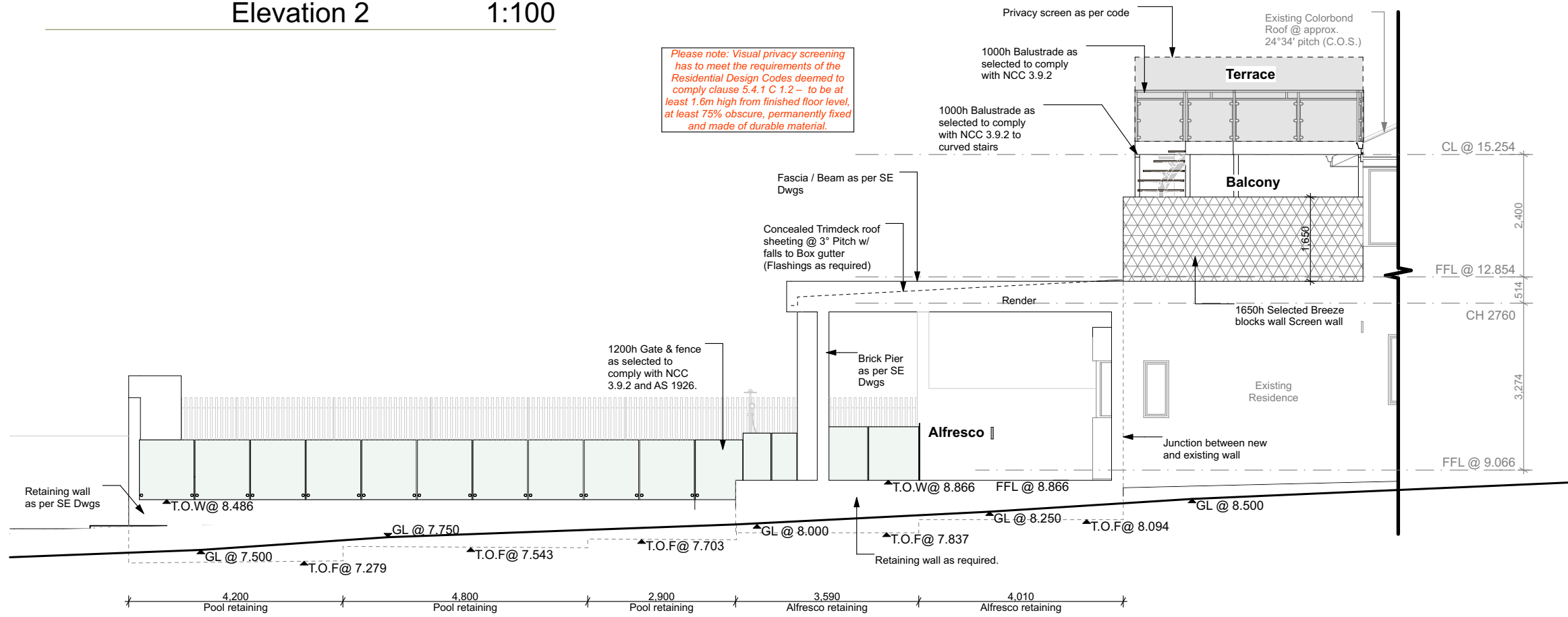
New Breeze Block Wall

New Selected Cladding

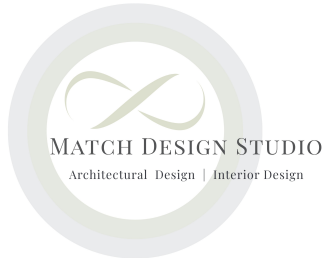
New glazing

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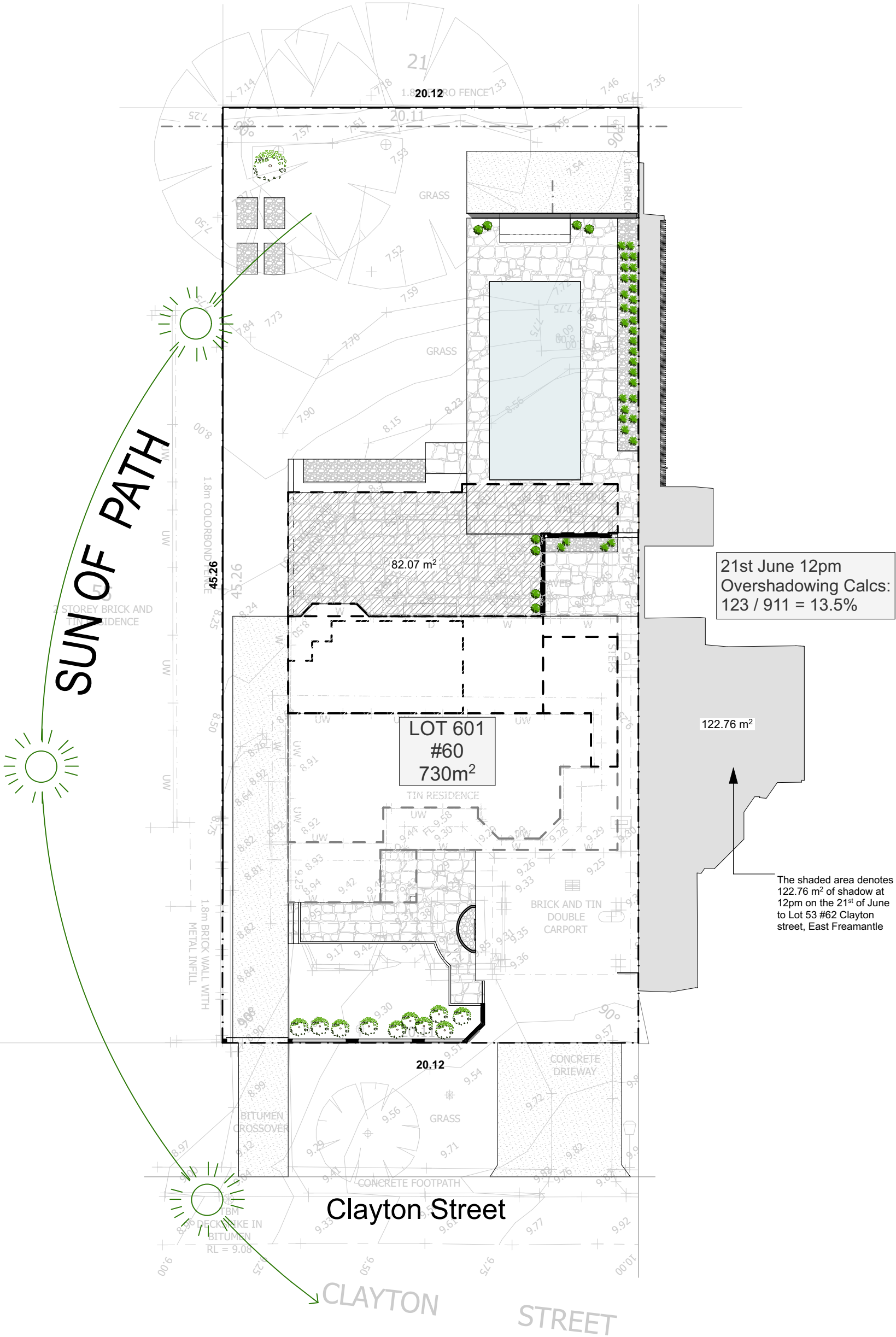
Elevation 3 1:100



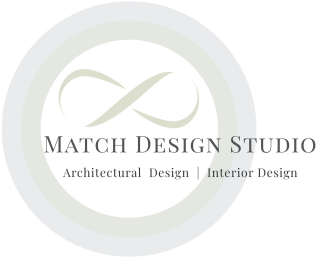
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07	REVISED PLANNING APPROVAL ISSUED	FPL	11.03.2024	DRAWING NUMBER	A13
08	REVISED PLANNING APPROVAL ISSUED	FPL	23.04.2025		
				CLIENT DETAILS	Jasmin Karwacki
				DRAWING TITLE	Elevations

Proposed Jasmin Karwacki Residence
#64 Clayton Street East Fremantle WA 6158



Shadow Diagram 12pm
scale: 1:200



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REV	AMENDMENT DETAILS	BY	DATE
01	DESIGN ISSUED FOR CLIENT REVIEW	FPL	06.07.2023
02	DESIGN ISSUED FOR CLIENT REVIEW	FPL	17.10.2023
03	DESIGN ISSUED FOR CLIENT REVIEW	FPL	29.11.2023
04	DESIGN ISSUED FOR CLIENT REVIEW	FPL	18.12.2023
05	DESIGN ISSUED FOR CLIENT REVIEW	FPL	19.12.2023
06	PLANNING APPROVAL ISSUED	FPL	05.02.2024
07	REVISED PLANNING APPROVAL ISSUED	FPL	11.03.2024
08	REVISED PLANNING APPROVAL ISSUED	FPL	23.04.2025

PROJECT STAGE	Planning Approval
PROJECT DETAILS	Renovation #64 Clayton Street East Fremantle WA 6158
CLIENT DETAILS	Jasmin Karwacki
DRAWING TITLE	Shadow Diagram

DRAWN	FPL
DESIGNED	FPL
CHECK	MDS
DATE DRAWN	23/4/2025
SHEET SIZE	A3
PROJECT NUMBER	MDS23-014
DRAWING NUMBER	A14

