

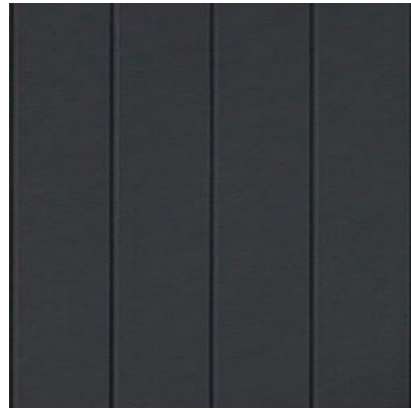


RESIDENTIAL ATTITUDES

# JACK RESIDENCE

LOT 38 #34 Clayton Street, East Fremantle

consultant, Gaynor Armstrong design, michalk 304258 JACK\_06 R 12.5 17.01.2023 ©

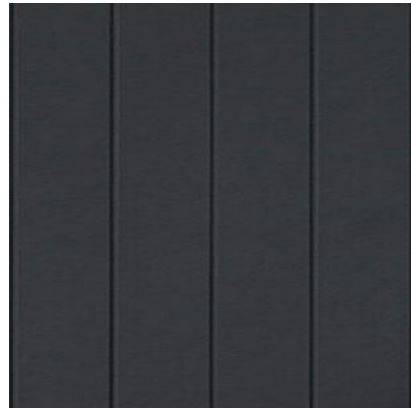


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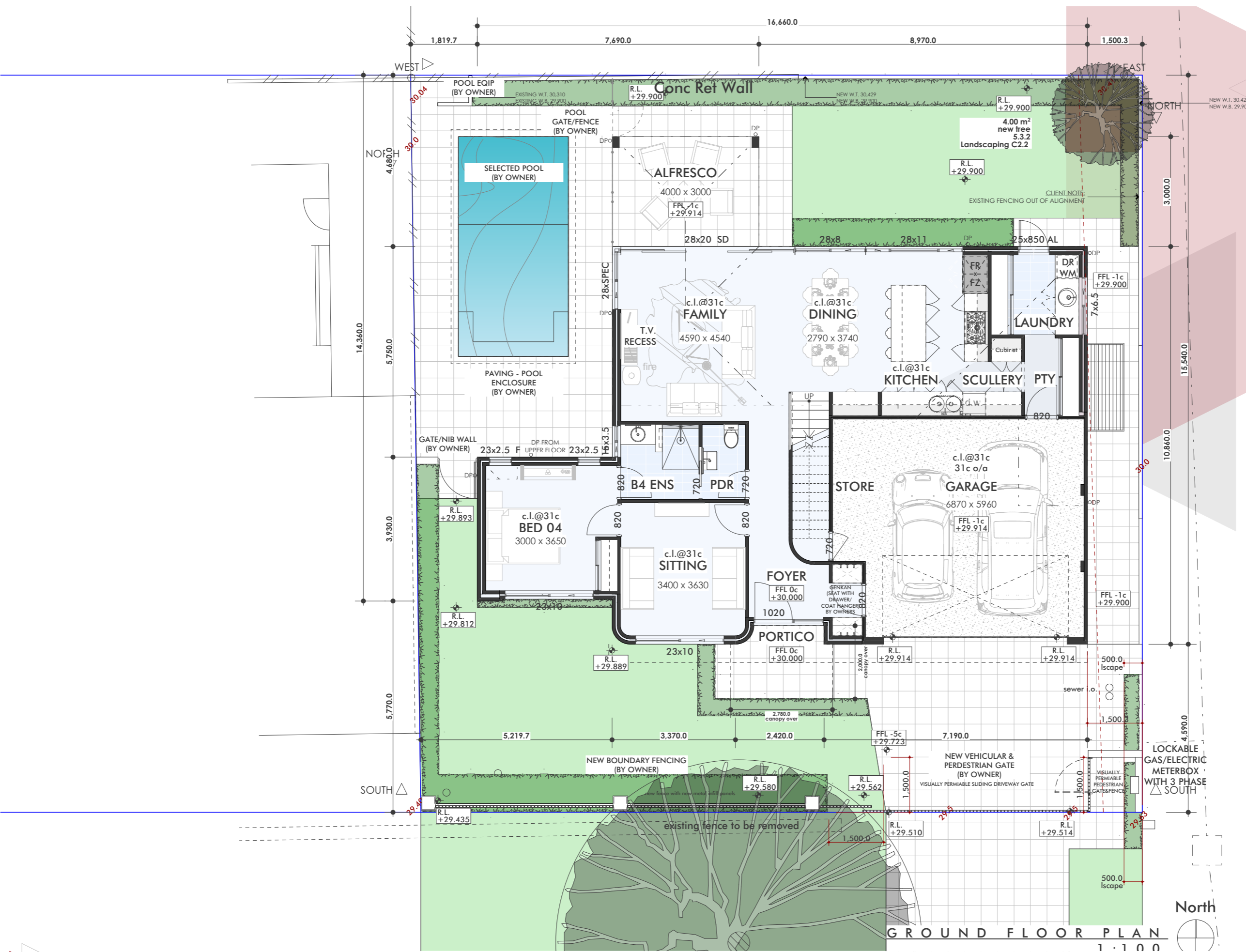


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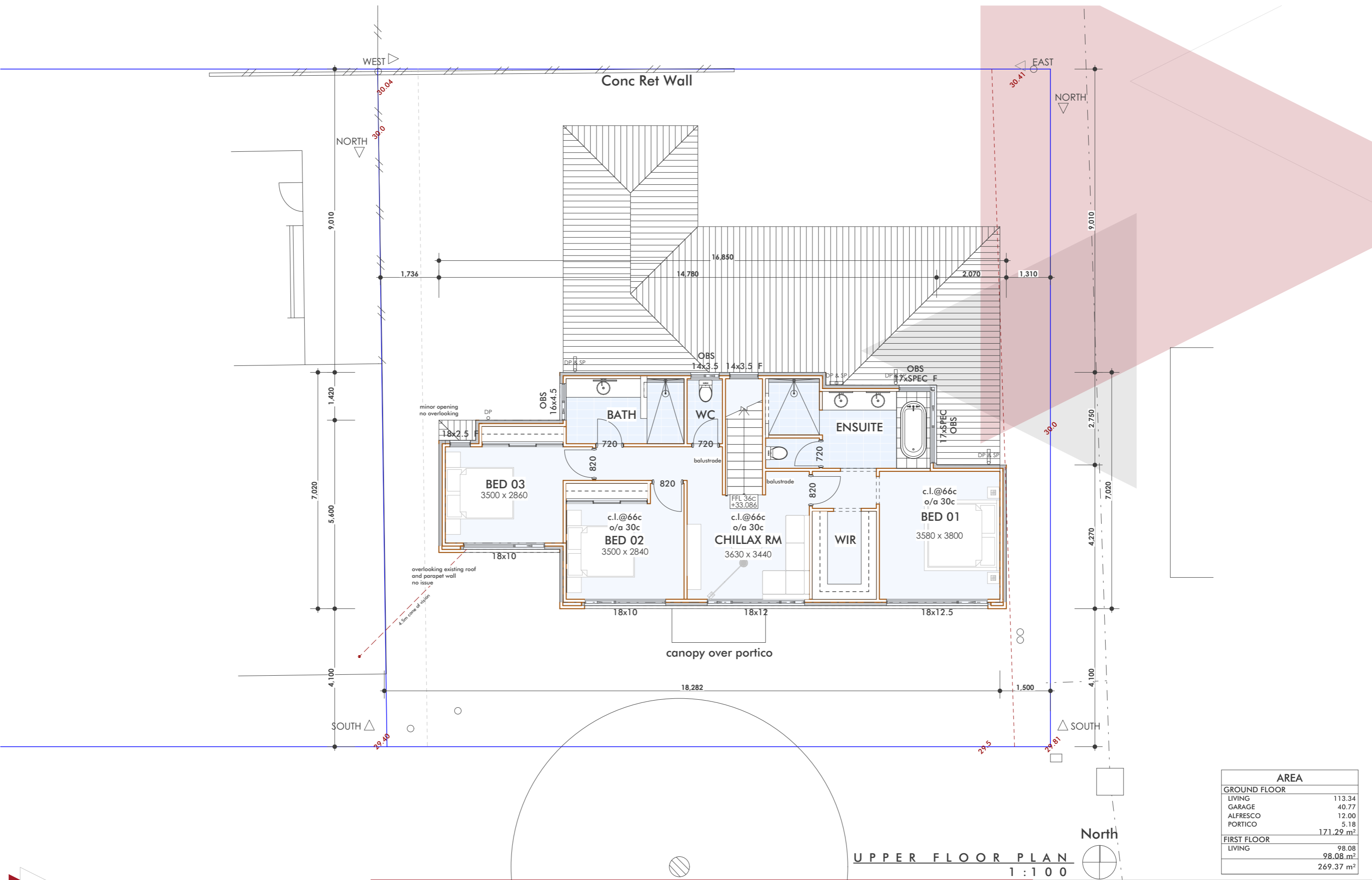
AREA	
<b>GROUND FLOOR</b>	
LIVING	113.34
GARAGE	40.77
ALFRESCO	12.00
PORTICO	5.18
<b>171.29 m<sup>2</sup></b>	
<b>FIRST FLOOR</b>	
LIVING	98.08
<b>98.08 m<sup>2</sup></b>	
<b>269.37 m<sup>2</sup></b>	

# JACK RESIDENCE

LOT 38 # 34 Clayton Street, East Fremantle  
 consultant: Gaynor Armstrong design: michalk  
 17.01.2023 © R-code R 12.5 304258 JACK\_06



**LOCAL GOVERNMENT APPROVAL**  
 CLIENT ACKNOWLEDGES THAT NON COMPLIANT DESIGN DETAILS MAY DELAY LOCAL GOVERNMENT APPROVAL. JWH GROUP RESERVES THE RIGHT TO REVISE PROJECT PRICING IF APPROVAL IS DELAYED BY CLIENT REQUESTED DESIGN DETAILS.  
**CLIENT NOTE**  
 PLEASE NOTE ITEMS SHOWN ON DESIGN SKETCH ARE REPRESENTATION ONLY. COSTING SCHEDULE & ADDENDA DOCUMENTS ARE TO SUPERSEDE DETAILS DEPICTED ON DESIGN SKETCH PLAN.  
**PRELIMINARY DESIGN ONLY**  
 DUE TO THE IMPLEMENTATION OF THE AMENDED RESIDENTIAL DESIGN CODES AND THE BUILDING CODES OF AUSTRALIA ENERGY EFFICIENCY PROVISIONS, THIS DESIGN MAY BE SUBJECT TO CHANGE UPON RECEIPT OF DETAILED SURVEY INFORMATION.  
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AREA	
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LIVING	113.34
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	<b>98.08 m<sup>2</sup></b>
	<b>269.37 m<sup>2</sup></b>

UPPER FLOOR PLAN  
1 : 100

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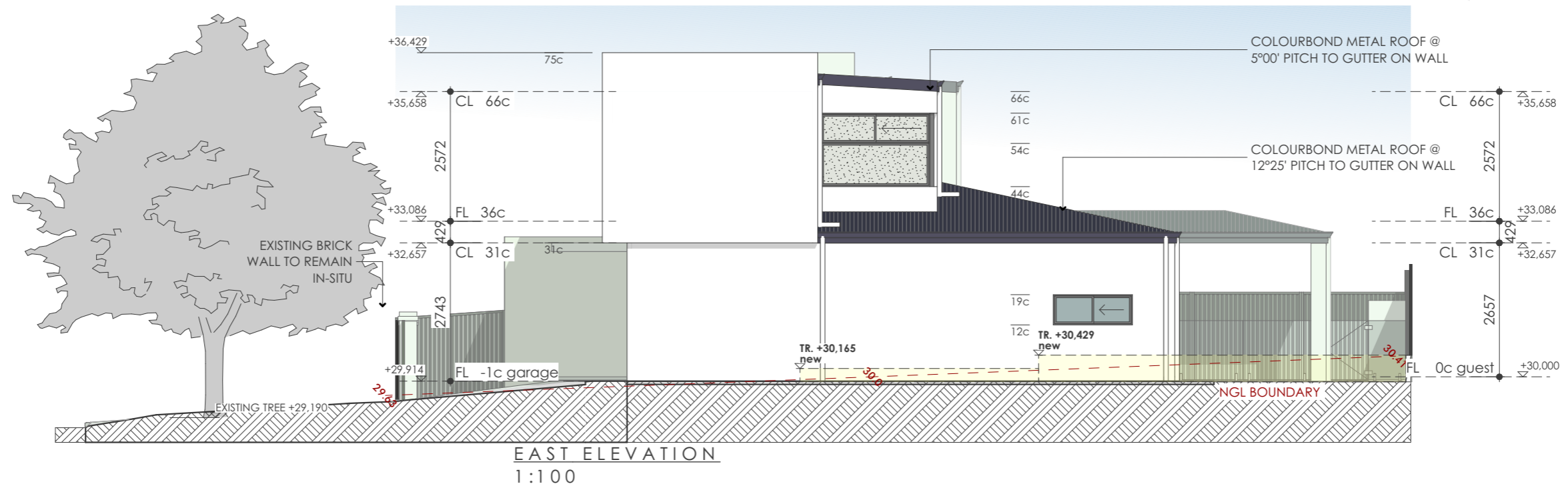
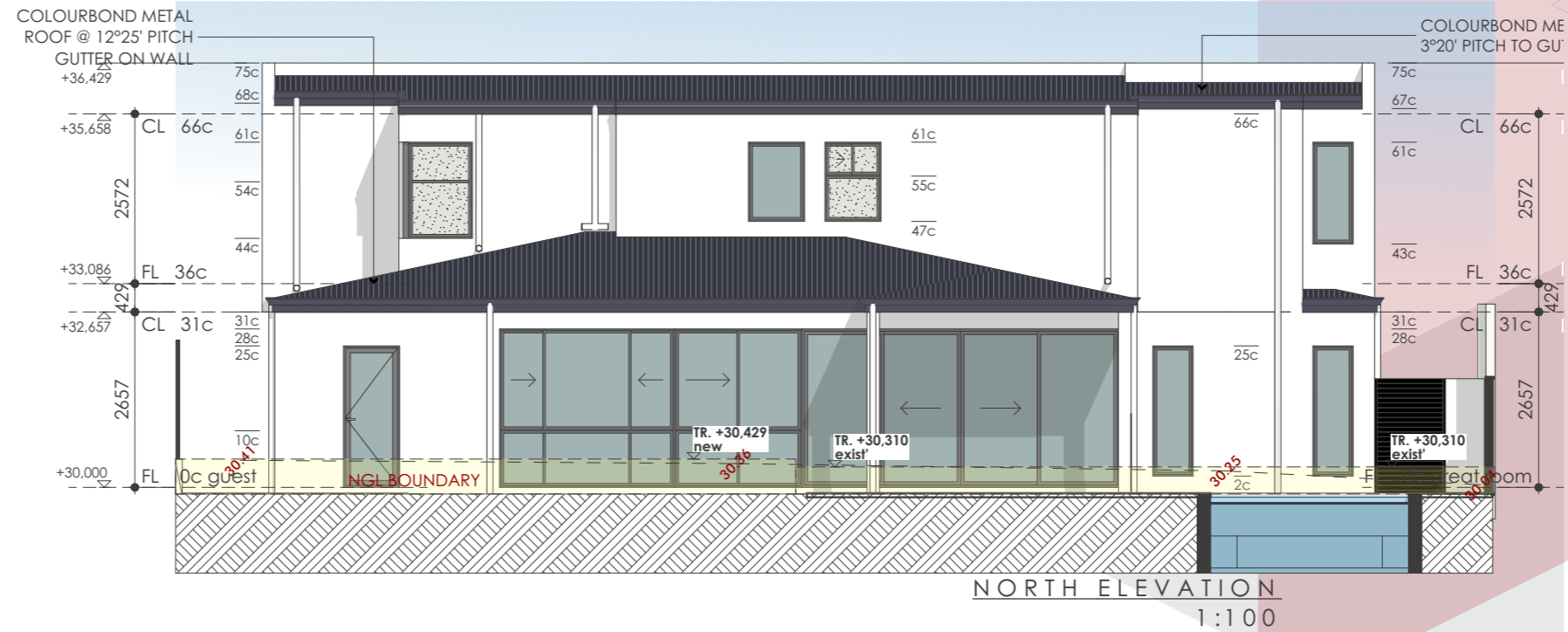
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**JACK RESIDENCE**  
LOT 38 # 34 Clayton Street, East Fremantle  
consultant: Gaynor Armstrong design: michaik  
17.01.2023 © R-code R 12.5 304258 JACK\_06









# RESIDENTIAL ATTITUDES

## COLOUR SCHEDULE

CLIENT	Kit Wing JACK & David Everett JACK	
BUILDERS REF	304258	
ADDRESS	LOT 2 (#89) Fraser Street, EAST FREMANTLE WA 6158	
COUNCIL REF	Town of East Fremantle	
Brick type & Colour	<i>N/A - Acrylic Render</i>	
Main Render Colour	Acrylic Render - Wattyl - <i>Colton Grey</i>	
Contrast Render Colour	Acrylic Render - Wattyl - <i>To Match "CB Monument"</i>	
Cladding Type & Colour	JamesHardie - <i>"Sycon Axon Cladding 133mm Smooth Vertical Board"</i> Colour - Wattyl - <i>To Match "CB Monument"</i>	
Roof Type & Colour	Colorbond Custom Orb - Colour - <i>Monument</i>	
PGI Capping Colour	Colorbond - <i>Monument</i>	
Window Colour & Supplier	Jason Windows - <i>Charcoal Lustre</i>	
Front Door Colour & Profile	Corinthian 25c x 1020mm wide - <i>Wide Style "INFWS SVG - Hinged - Merbau"</i>	
	Glazing - <i>Translucent</i>	Colour - Wattyl - <i>Clear Varnish</i>
Gutter / Fascia	Gutters - Colorbond - <i>Ovolo Slotted - Monument</i>	Fascia - Colorbond - <i>Monument</i>
Capping Ridge / Barge	Capping Ridge - Colorbond - <i>Monument</i>	Barge - Wattyl - <i>To Match "CB Monument"</i>
Down Pipes	Colorbond - Rectangular - <i>Monument</i>	
Laundry Ext Door Colour & Profile	Jason Windows - 25c x 850mm wide Sentry Aluminium Hinged Single Lite Entry Door	
	Glazing - <i>Clear</i>	Jason Windows - <i>Charcoal Lustre</i>
Front Small Render Screen Walls	Acrylic Render - Wattyl - <i>Colton Grey</i>	
Meterbox	Colour - Wattyl <i>Colton Grey</i>	
Garage Sectional Door	Profile - <i>Fineline</i>	Colour - Colorbond - <i>Classic Cedar</i>
Garage External Door	<i>N/A</i>	
Alfresco Steel Post	<i>N/A - Acrylic Render</i>	
Paving	Midland Brick - <i>Vistapave Geo 190x190 - Sky</i>	
	<i>Porch, Path, Driveway up to Front Boundary &amp; Alfresco (Includes Crossover)</i>	
	<i>Around right hand side of Home and behind Laundry</i>	
Capping Front Screen Walls	Colorbond - <i>Dover White</i>	
Rendered Screen Wall & Piers	Acrylic Render - Wattyl - <i>Colton Grey</i>	
Metal Infill Panels	Powdercoated Aluminium - <i>To Match "CB Monument"</i>	
Colorbond Side Fence & Gate	Colorbond 1800mm high - <i>CB Monument</i>	
Metal Electric Driveway Gate & Gate	Powdercoated Aluminium - <i>To Match "CB Monument"</i>	
Porch Awning	Wattyl - <i>Colton Grey</i>	



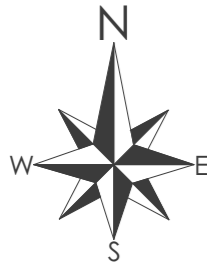




**STREETSCAPE: LOT 38 #34 Clayton Street, East Fremantle**  
(INDICATIVE ONLY)

**NOTE:**  
TELSTRA/COMMS. PIT NOT LOCATED  
ADJACENT TO LOT AT TIME OF SURVEY.  
VERIFY AVAILABILITY WITH TELSTRA.

**NOTE:**  
UNDERGROUND POWER NOT LOCATED  
ADJACENT TO LOT AT TIME OF SURVEY.  
VERIFY AVAILABILITY WITH WESTERN  
POWER.



SSL2 MISCLOSE  
0.003 m

SSL1 MISCLOSE  
0.003 m

**WARNING:**  
Check developer/strata company regarding possible future/existing internal service run ins, positions & details. Check for possible private sewer lines & position & details of connection to strata lot. Beware possible building restrictions on strata lot by management statement or by-laws. If strata boundaries not defined on plan only parent lot may be re-pegged and line pegs placed.

**DISCLAIMER:**  
Lot boundaries drawn on survey are based on landgate plan only. Survey does not include title search and as such may not show easements or other interests not shown on plan. Title should be checked to verify all lot details and for any easements or other interests which may affect building on the property.

**DISCLAIMER:**  
Survey does not include verification of cadastral boundaries. All features and levels shown are based on orientation to existing pegs and fences only which may not be on correct cadastral alignment. Any designs based or dependent on the location of existing features should have those features' location verified in relation to the true boundary.

**DISCLAIMER:**  
Survey shows visible features only and will not show locations of underground pipes or conduits for internal or mains services. Verification of the location of all internal and mains services should be confirmed prior to finalisation of any design work.

**DISCLAIMER:**  
Cottage & Engineering surveys accept no responsibility for any physical on site changes to the parcel or portion of the parcel of land shown on this survey including any adjoining neighbours levels and features that have occurred after the date on this survey. All Sewer details plotted from information supplied by Water Corporation.

⊕	Power Dome
⊖	Power Pole
⊕	Phone Pits
⊕	Water Conn.
[TP 10.00]	Top Pillar/Post
[TW 10.00]	Top Wall
[TR 10.00]	Top Retaining
[TF 10.00]	Top Fence

**NOTE:**  
Approx. Sewer Clearance Line  
(This line is NOT an easement)  
Setbacks MUST be confirmed  
by Water Corp. before any  
design work is undertaken.  
This line is NOT definitive.

**NOTE:**  
Positions of all sewer manholes, junctions and sewer  
lines are approximate only due to lack of information.  
Please confirm all positions with Water Corp.

PEG FND  
OFFSET 0.5m

Clayton Street  
Bitumen

17.13

SURVEY  
STRATA LOT 1

Ref Nail At Base Of Kerb Approx.  
A.H.D. level 28.76m (Established from  
S.S.M. MELVILLE 2 using data supplied  
by the Geodetic Section of Landgate)

SHADOW=195.01 m<sup>2</sup>  
Fraser Street  
Bitumen

Scale 1:200



**OPEN SPACE CALCULATION**

TOTAL SITE AREA	= 399.40m <sup>2</sup>
SITE COVERAGE	= 158.11m <sup>2</sup>
OPEN SPACE	= 241.29m <sup>2</sup>
OPEN SPACE %	= <b>60.41%</b>
R12.5 min required 55%	

**OVERSHADOWING CALCULATION**

ADJOINING PROPERTY AREA	= 512.00m <sup>2</sup>
AREA OF OVERSHADOWING	= 0m <sup>2</sup>
OVERSHADOWING %	= 0%
R12.5 allowable overshadow =25% max	

**COTTAGE SURVEYS**  
LICENSED SURVEYORS

87-89 Guthrie Street  
Osborne Park, WA 6017

PO Box 1611  
Osborne Park  
Business Centre WA 6917

P: (08) 9446 7361  
E: perth@cottage.com.au  
W: www.cottage.com.au

JOB #	531463	GPS	Lat: -32.034657 Long: 115.775369
ADDRESS	#34 Clayton Street	LOT	Survey Strata Lot 2 (SP 85373)
SUBURB	East Fremantle	AREA	399m <sup>2</sup> VOL.4021 FOL.628
LGA	TOWN OF EAST FREMANTLE	DATE	11 Aug 22 SSA No
DRAWN	J. Jee		

ROADS	Bitumen	ELEC.	U/Ground(Not Loc)
KERBS	Mountable	COMMS.	Not loc.
FOOTPATH	Concrete	WATER	Yes
SOIL	Sand	GAS	Check Alinta
DRAINAGE	Good	SEWER	Yes
VEGETATION	High Grass Cover	COASTAL	No (Approximate Only Confirm With Shire)

