



LUKIN DRIVE

ASHBOURNE AVENUE

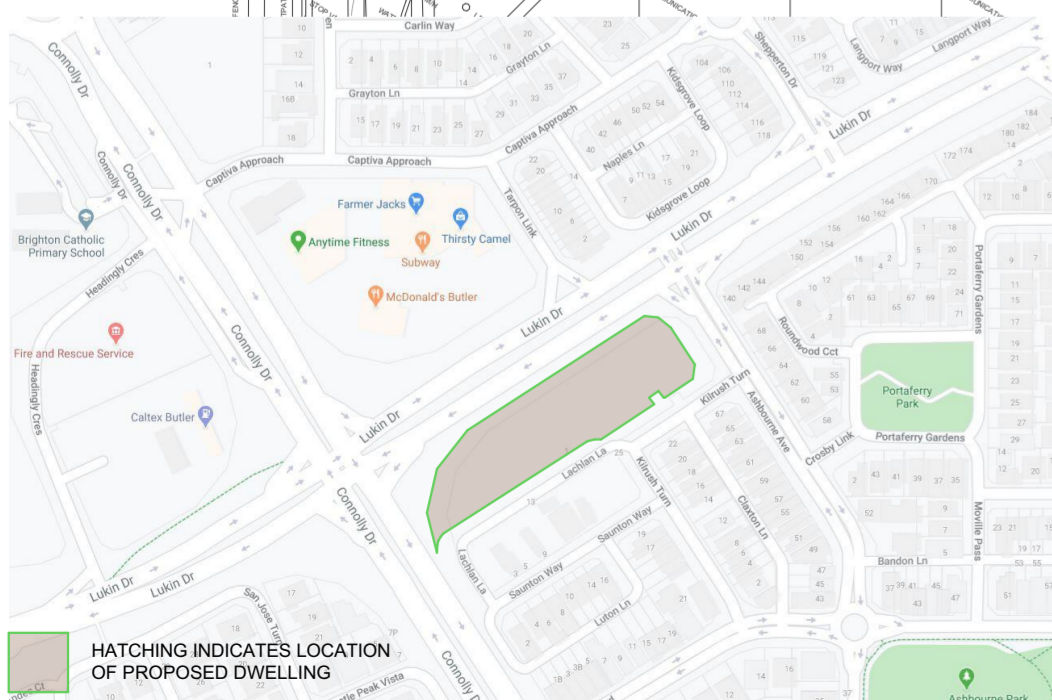
EXISTING DRAINAGE AREA = 357 m²

CONNOLLY DRIVE

KILRUSH TURN

CLAXTON LANE

SAUNTON WAY



EXISTING SITE PLAN 1:500 @ A2

LOCALITY MAP

CLIENT:
SILVERSPARK PTY LTD -
7-ELEVEN
ADDRESS:
LOT 9001 # 35
KILRUSH TURN,
RIDGEWOOD

(A) (N) DENOTES COVENANT (RESTRICTION OF ACCESS) TO ADJACENT ROADS (SEE DP 65142)
 (S) (C) DENOTES RESTRICTION OF ACCESS
 REFERENCES:
 1. ALL DIMENSIONS AND SETBACKS OBTAINED FROM BRIGHTON - RIDGEWOOD STAGE 43
 2. LEVELS SET TAKEN TO BE AS SHOWN ON CONSTRUCTION PLAN
 3. LEVELS BETWEEN 7.8 M ABOVE ADJACENT ROAD SURFACE TO BE TAKEN TO BE AS SHOWN ON CONSTRUCTION PLAN
 4. SETBACK INFORMATION TAKEN FROM WATER CORPORATION AS SHOWN ON CONSTRUCTION SHEETS
 5. ALL METERS & RELATIVE DIMENSIONS MAY VARY AND BE SUBJECT TO REVISIONS BY THE DESIGNER
 6. RELEVANT AUTHORITIES BEFORE COMMENCING ANY WORKS

NO.	DESCRIPTION	BY	DATE
1	PROPOSED SUBDIVISION OF LOT 1316 ON DEPOSITED PLAN 65142	LF	16/09/2014

SCALE 1:500
 SEPTEMBER 2014
 SILVERSPARK PTY LTD
 DATUM: AHD

SCANLAN SURVEYS PTY LTD
 LICENSED SURVEYORS
 P.O. BOX 425 MIDLAND 6956
 PH: 08 9255 7251 FAX: 08 9274 6206
 Email: bill@scanlansurveys.com.au

DRAWING NO: 742214/1
 REVISION: A
 DESIGNED BY: LF
 APPROVED BY: WS

NOT TO SCALE WHEN FITTED TO A3



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SEVEN ELEVEN CONVENIENCE STORE

REV	VO #	DRN	DATE	CHK
1	REVISED	SAU	16-06-2020	
2	REVISED	SAU	18-07-2020	
3	SITE SURVEY	SMIT	28-08-2020	
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7	REVISED DA	SAU	21-10-2020	
8	REVISED DA	SAU	12-01-2021	
9	REVISED DA	SAU	10-02-2021	

Sub-contractors to verify all dimensions on site.

PLANNING DRAWINGS
THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE CONTRACT.

DATED: 10/02/2021

OWNER: WITNESS:

OWNER: WITNESS:

BUILDER: WITNESS:

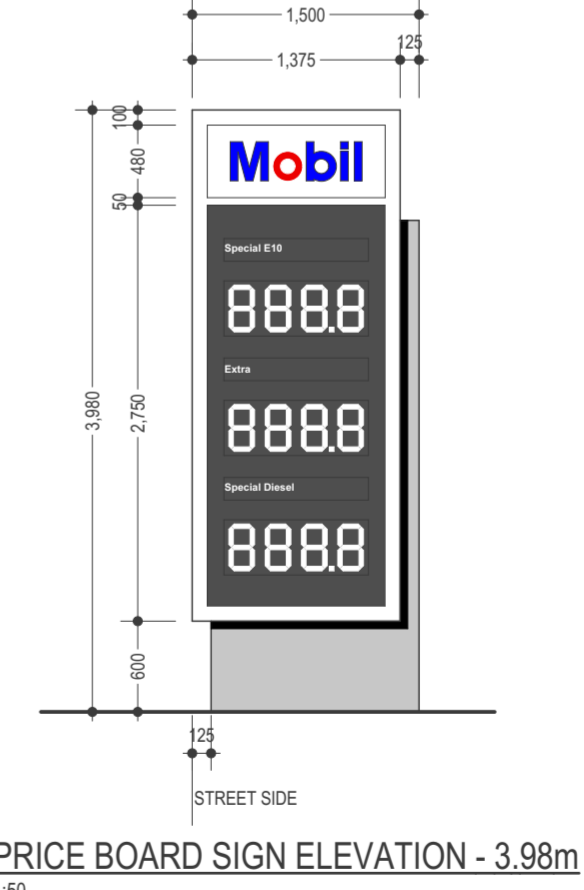
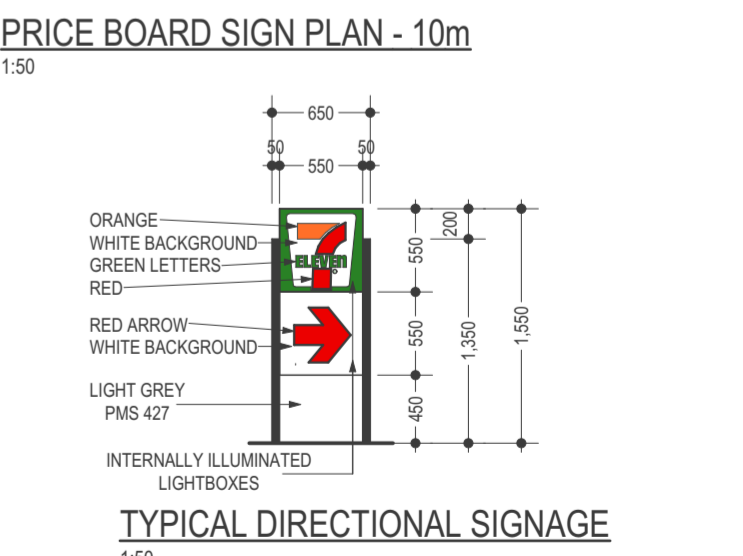
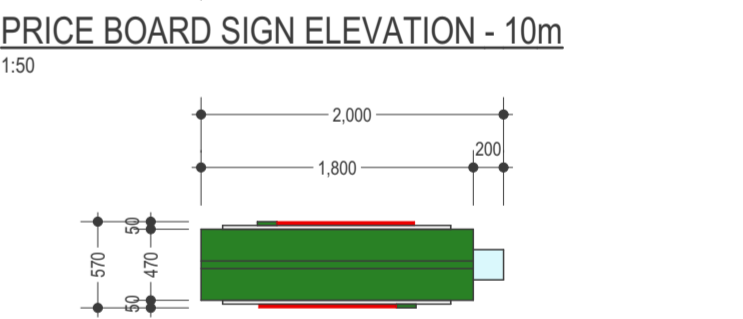
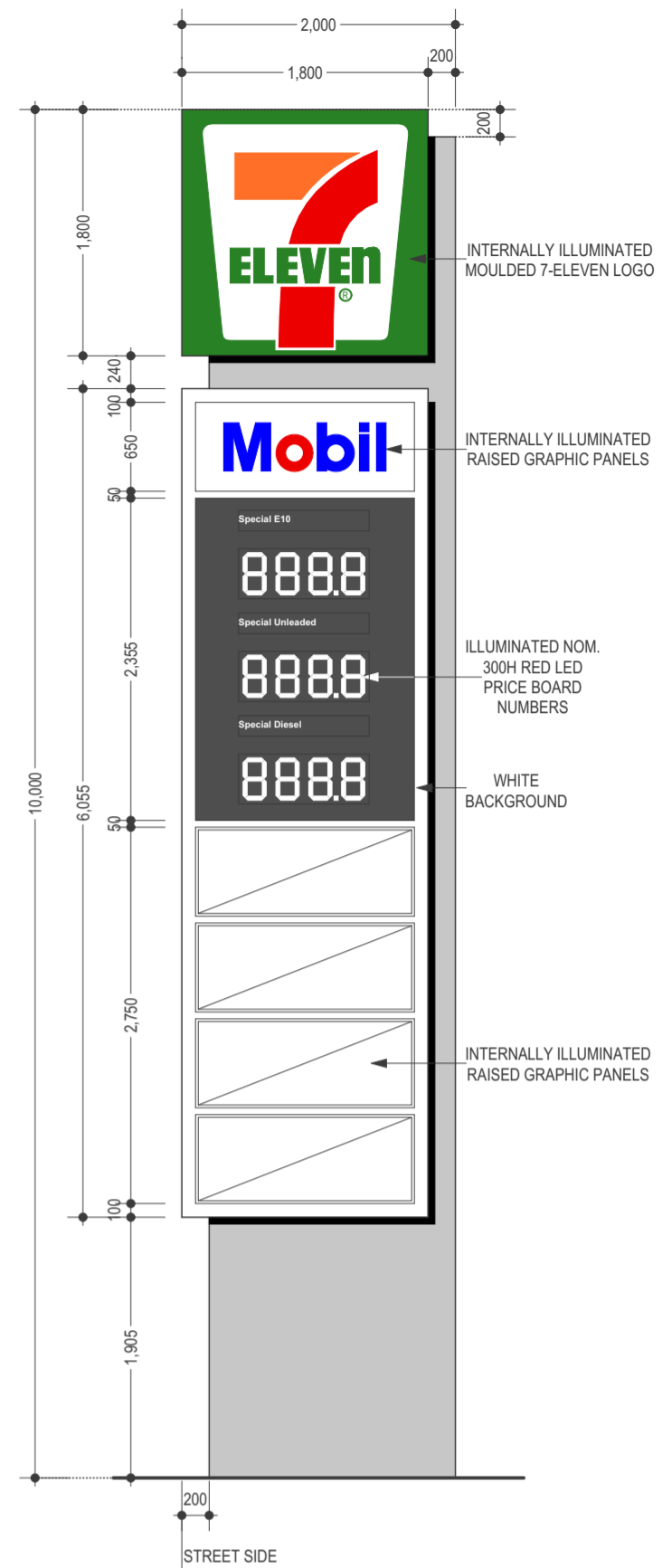
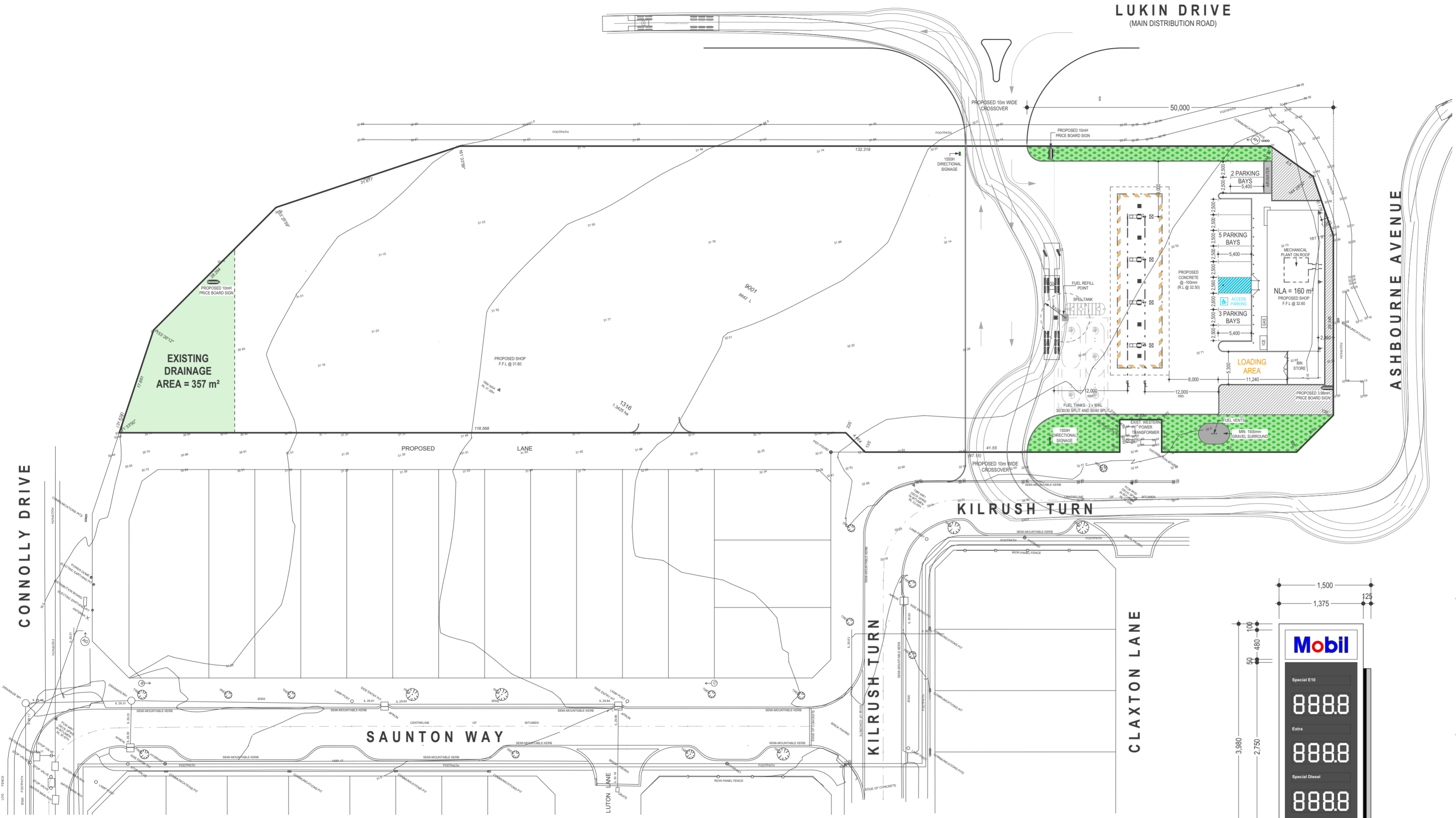
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JOB N°

REVISION 9 DATE 10-02-2021

SHEET N° 8 OF 8

TABLE 2 (CLAUSE 4.14) CAR PARKING STANDARDS:
 - CONVENIENCE STORE : 7 PARKING BAYS PER 100m² NLA
 (UP TO 50% OF BAYS CAN BE LOCATED IN REFUELING POSITION)
 SEVEN ELEVEN CONVENIENCE STORE NLA = 160 m²
 12 PARKING BAYS REQUIRED (50% AT REFUELING POSITION)
 TOTAL : 8 PARKING BAYS AND 8 CARS @ REFUELING SPACE



NOT TO SCALE WHEN FITTED TO A2

SCALE 1:500	DATE 16/09/2014	PROPOSED SUBDIVISION OF LOT 1316 ON DEPOSITED PLAN 65142
SEPTMBER 2014	1 SAUNTON WAY, RIDGEWOOD	SCALE 1:500
DATE: 16/09/2014	1 SAUNTON WAY, RIDGEWOOD	DATE: 16/09/2014

CLIENT: SILVERSPARK PTY LTD - 7-ELEVEN
 ADDRESS: LOT 9001 # 35, KILRUSH TURN, RIDGEWOOD

SCANLAN SURVEYS PTY LTD
 LICENSED SURVEYORS
 P.O. BOX 425 MIDLAND 6934
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LAXXON Construction Design

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SEVEN ELEVEN CONENIENCE STORE

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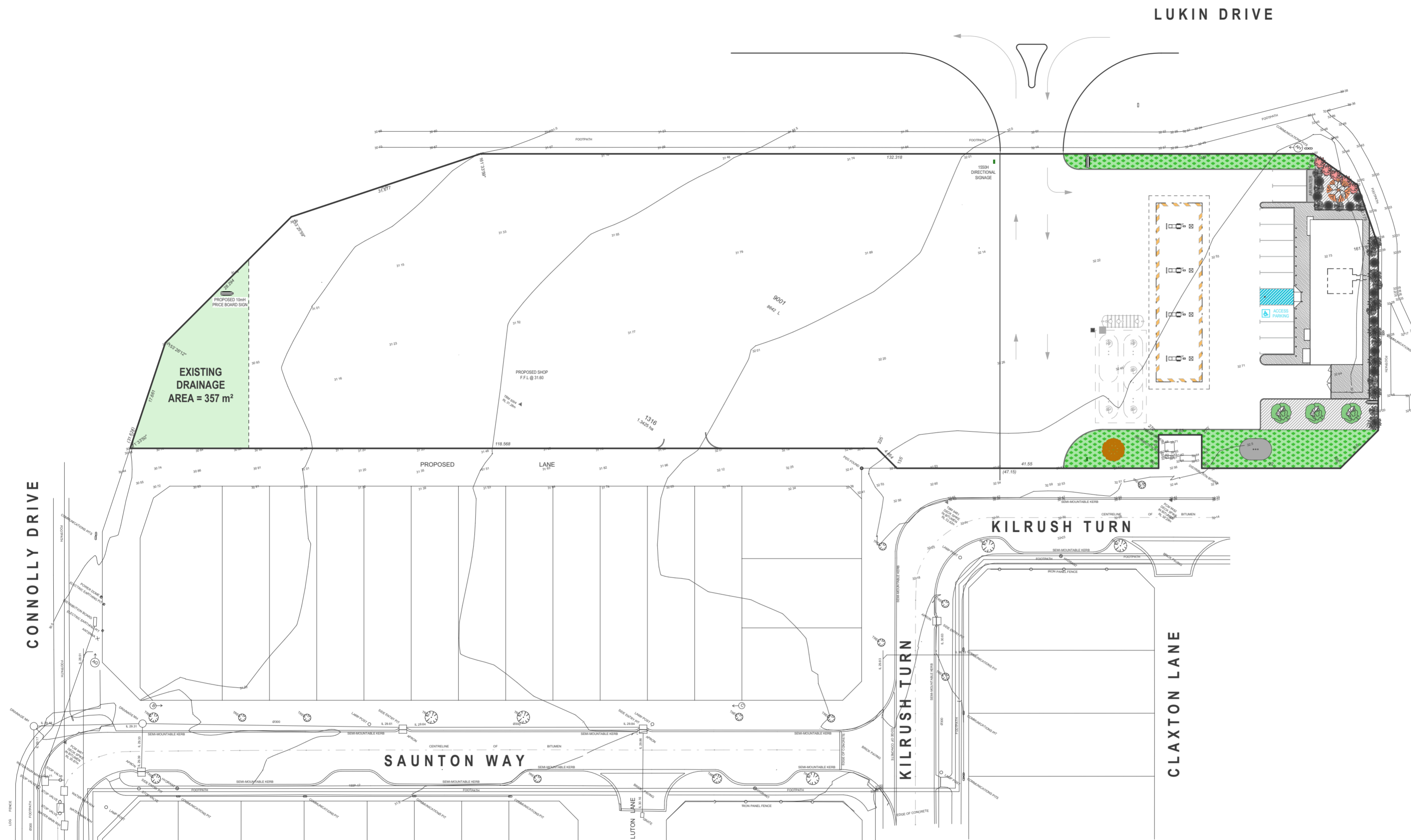
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 SHEET N° 5 OF 8



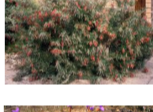






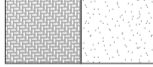
LANDSCAPING AREA = 507.86 m²
- INCLUDING GRASS AREA

TREE SELECTION
= 5 MIXED TREES

- 
EUCALYPTUS SIDEROXYLON
 - IRON BARK
 - SMALL TO MEDIUM SIZE TREE GROWING UP TO 10m
 - ATTRACTIVE DARK BROWN BARK WITH CONTRASTING GREY BLUE LEAVES AND PINK FLOWERS IN WINTER
- 
HYMENOSPORUM FLAVUM
 - NATIVE FRANGIPANI
 - SMALL TREE GROWING UP TO 10m HIGH
 - GLOSSY DARK GREEN LEAVES WITH HIGHLY FRAGRANT FLOWERS THAT BLOOM BRIGHT YELLOW AND FADE TO WHITE
 - DROUGHT TOLERANT
- 
BANKSIA ATTENUATA
 - CANDELTICK BANKSIA
 - WEST AUSTRALIAN NATIVE. SMALLER TREE GROWING UP TO 8m HIGH
 - ROUGH BARK WITH LEATHERY GREEN LEAVES
 - YELLOW TO ORANGE UPRIGHT FLOWER
 - DROUGHT TOLERANT

PLANT SELECTION
= 85 MIXED PLANTS

- 
Anigozanthos manglesii
 - Kangaroo Paw, Floral Emblem
 - WEST AUSTRALIAN NATIVE. LUSH GREEN FOLIAGE WITH SOFT FELT LIKE FLOWERS
 - AVAILABLE IN MANY COLOURS, GROWS UP TO 1m DROUGHT TOLERANT
- 
Conostylis candidans
 - Grey Cotton Head
 - WEST AUSTRALIAN NATIVE. GROWS UP TO 40cm
 - SOFT GREY BLUE FOLIAGE WITH SMALL BRIGHT YELLOW POM POM LIKE FLOWERS
 - DROUGHT TOLERANT
- 
GREVILLEA THELEMANNIANA
 - SEASPRAY OR GUILT DRAGON
 - WEST AUSTRALIAN NATIVE. SPREADING SHRUB GROWING UP TO 50cm HIGH AND 3M WIDE
 - SOFT GREY BLUE FOLIAGE WITH BRIGHT RED FLOWERS IN WINTER AND SPRING
- 
PATERSONIA OCCIDENTALIS
 - PATERSONIA
 - WEST AUSTRALIAN NATIVE. GROWS UP TO 60cm
 - SMALL CLUMPING PLANT WITH GREY GREEN FOLIAGE AND STUNNING PURPLE IRIS LIKE FLOWERS. DROUGHT TOLERANT
- 
OLEARIA AXILLARIS
 - COASTAL DAISY BUSH
 - WEST AUSTRALIAN NATIVE. GROWS UP TO 1m AND 1m WIDE
 - SOFT GREY FOLIAGE AND WHITE FLOWERS IN AUTUMN. DROUGHT TOLERANT

- 
MULCH ON GARDEN BED (MIN 50mm DEEP)
- 
PROPOSED GRASS AREA = 118 m²
- 
PAVED/PAINTED PATH = 142 m²

NOTE:
 - PROPOSED IRRIGATION ON TIMER BY SUB-CONTRACT IRRIGATION COMPANY, CONNECTED TO PROPOSED BORE (PROPOSED BORE LOCATION TO BE DETERMINED ON SITE)

(AD) (AH) DENOTES COVENANT (RESTRICTION OF ACCESS) TO ADJACENT ROADS (SEE DP 65142)
 (B) (C) DENOTES RESTRICTION OF ACCESS

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 3. LOT BOUNDARIES, DIMENSIONS AND ANGLES SUBJECT TO RELEVANT APPROVAL, SURVEY AND LANDGATE ADJUST
 4. REFER INFORMATION TAKEN FROM WATER CORPORATION AS CONSTRUCTED SHEETS
 5. ALL ABOVE & BELOW GROUND SERVICES MAY NOT HAVE BEEN LOCATED. CHECK WITH RELEVANT AUTHORITIES BEFORE COMMENCING ANY WORKS

NOT TO SCALE WHEN FITTED TO A2

NO. 1	DESCRIPTION	BY	DATE
1	FEATURE DIMENSIONS	LF	16/09/2014


PROPOSED SUBDIVISION OF LOT 1316 ON DEPOSITED PLAN 65142
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 SILVERSPARK PTY LTD
 DATUM: AHD

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DRAWING NO: 7422/14/1
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 APPROVED: WS

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ADDRESS:
 LOT 9001 # 35
 KILRUSH TURN,
 RIDGEWOOD

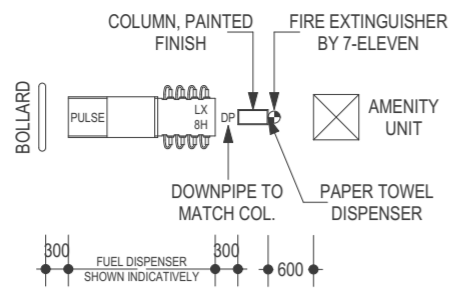

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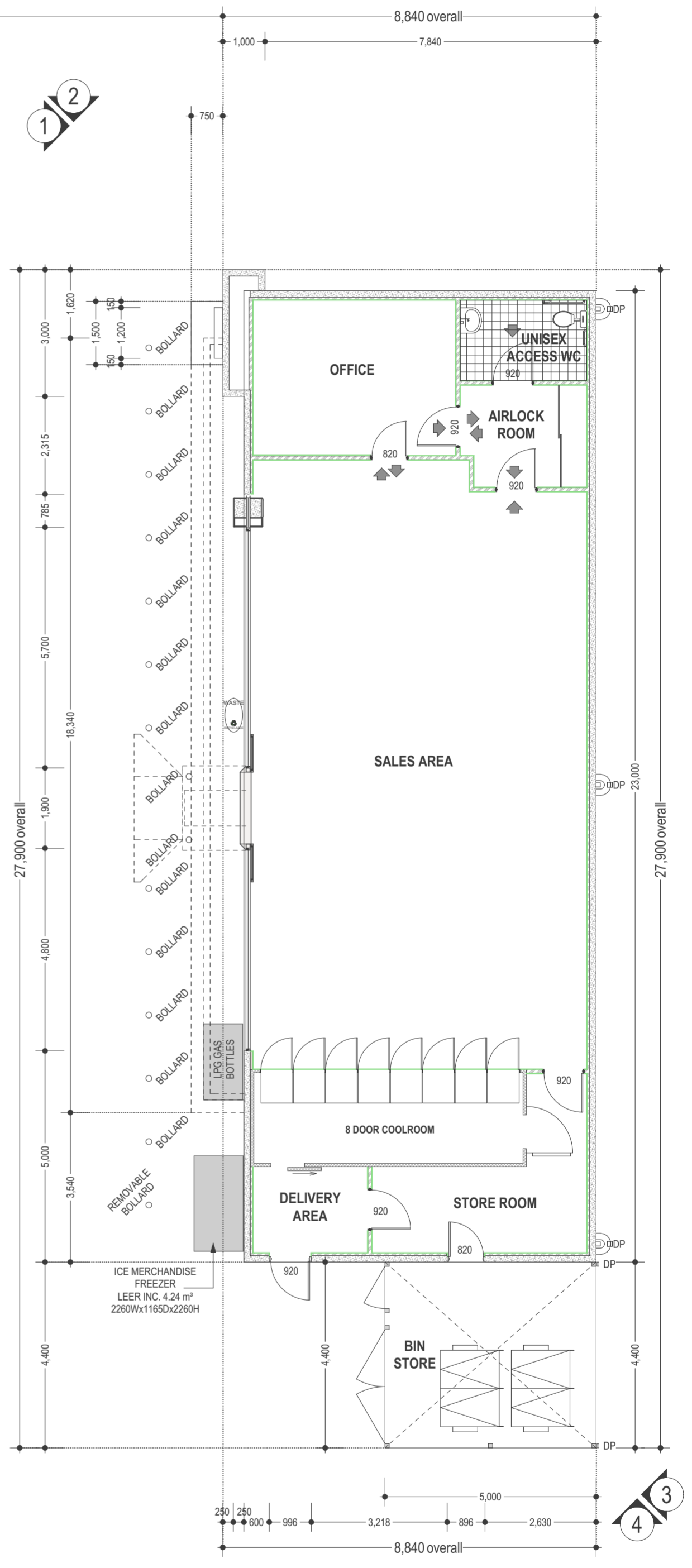
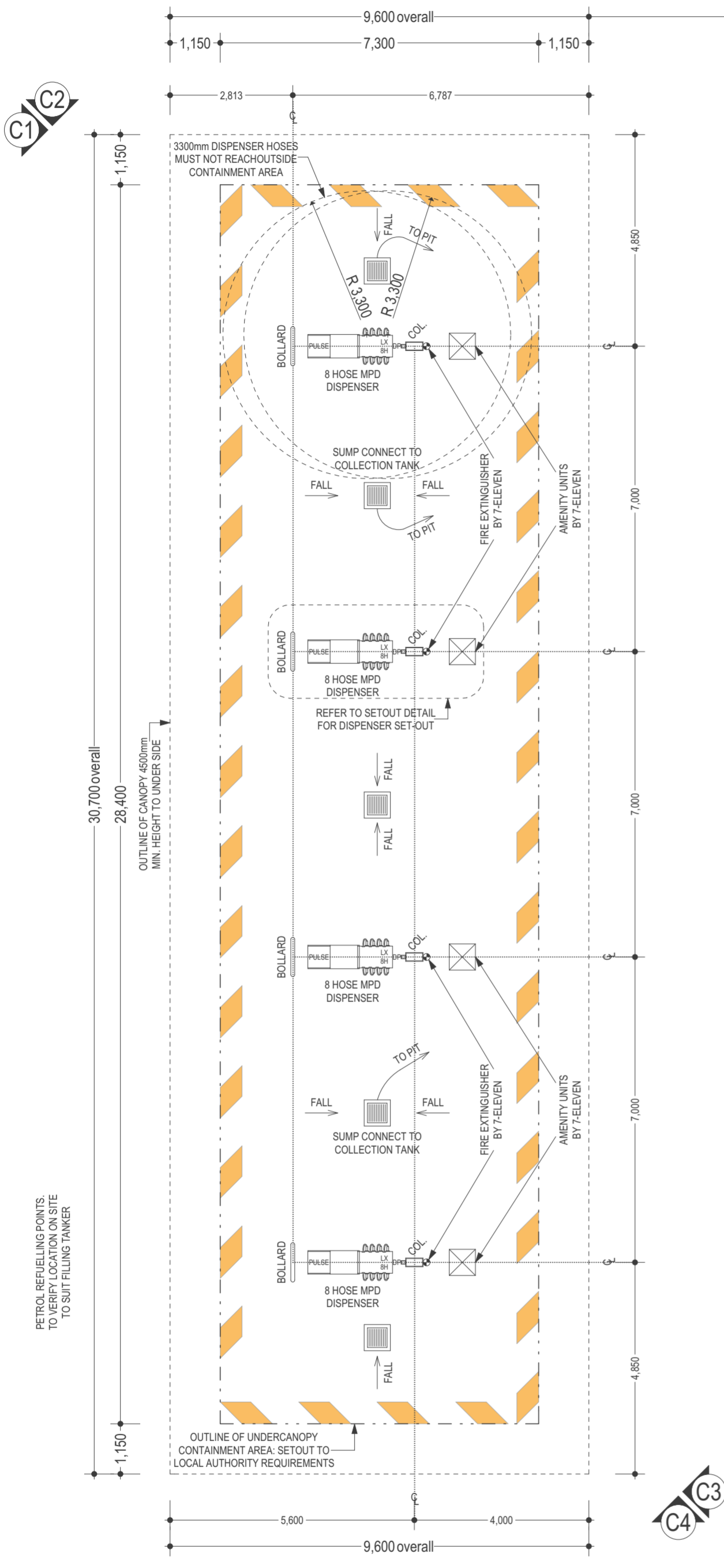
Sub-contractors to verify all dimensions on site.

PLANNING DRAWINGS
 THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE CONTRACT.
 DATED:/...../.....
 OWNER WITNESS
 OWNER WITNESS
 BUILDER WITNESS

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 REVISION 9 DATE 10-02-2021
 SHEET N° 7 OF 8



SETOUT DETAIL
1:100



FLOOR PLAN
1:100

CLIENT:
SILVERSPARK PTY LTD - 7-ELEVEN
ADDRESS:
**LOT 9001 # 35
KILRUSH TURN,
RIDGWOOD**

LAXXON Construction Design

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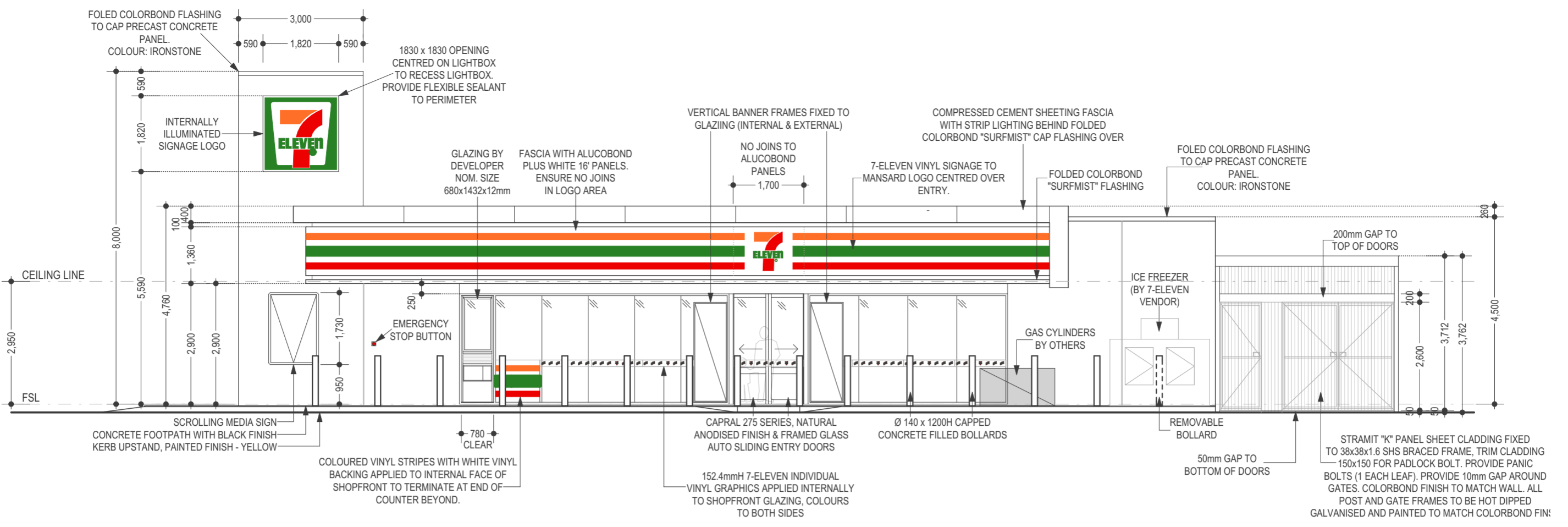
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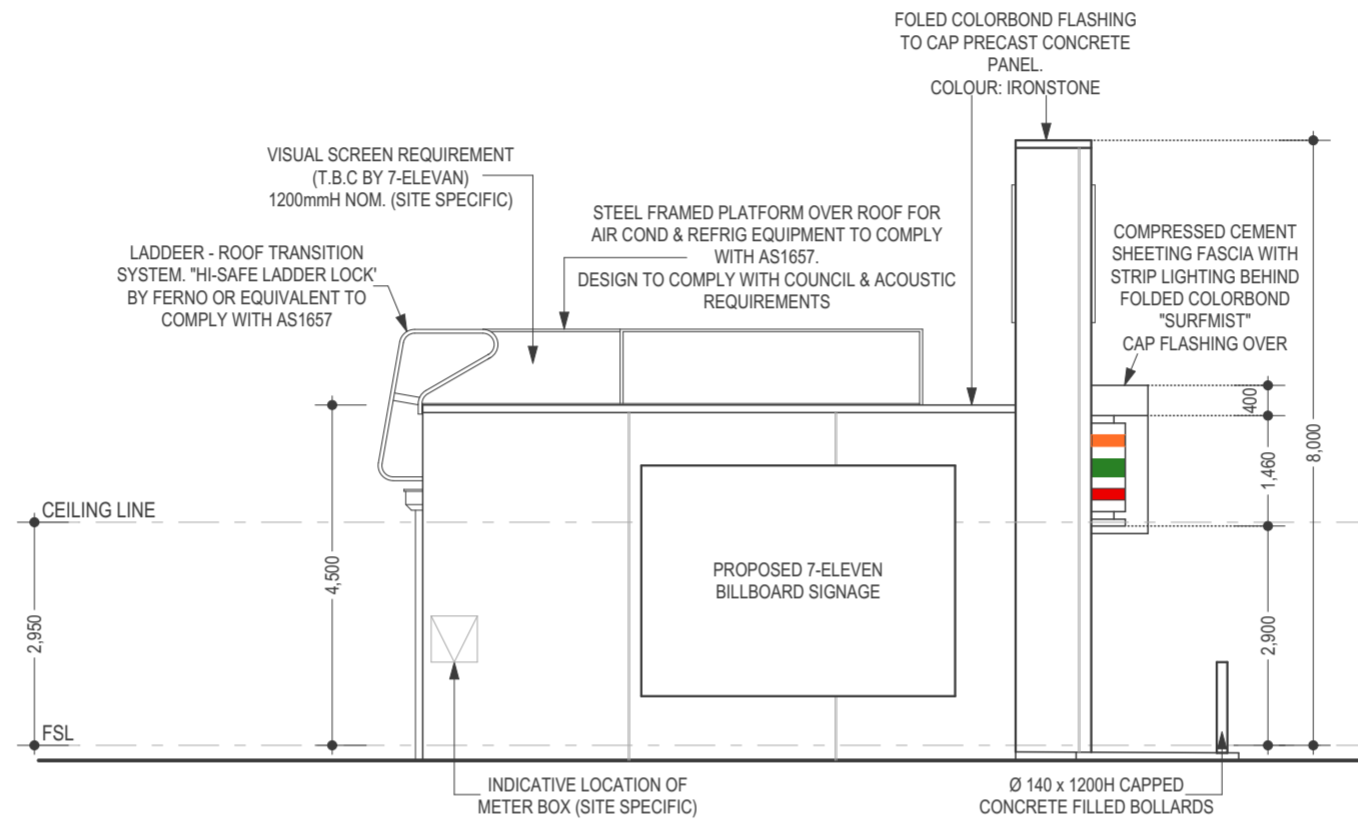
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9 10-02-2021
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1 OF 8



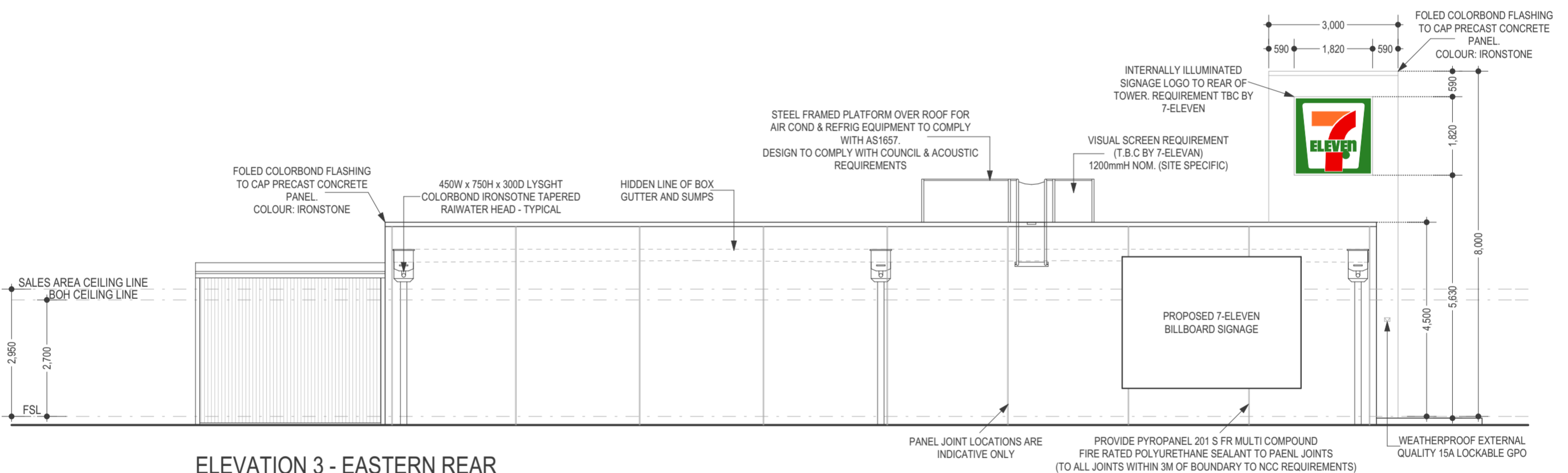
ELEVATION 1 - SHOP FRONT

1:100



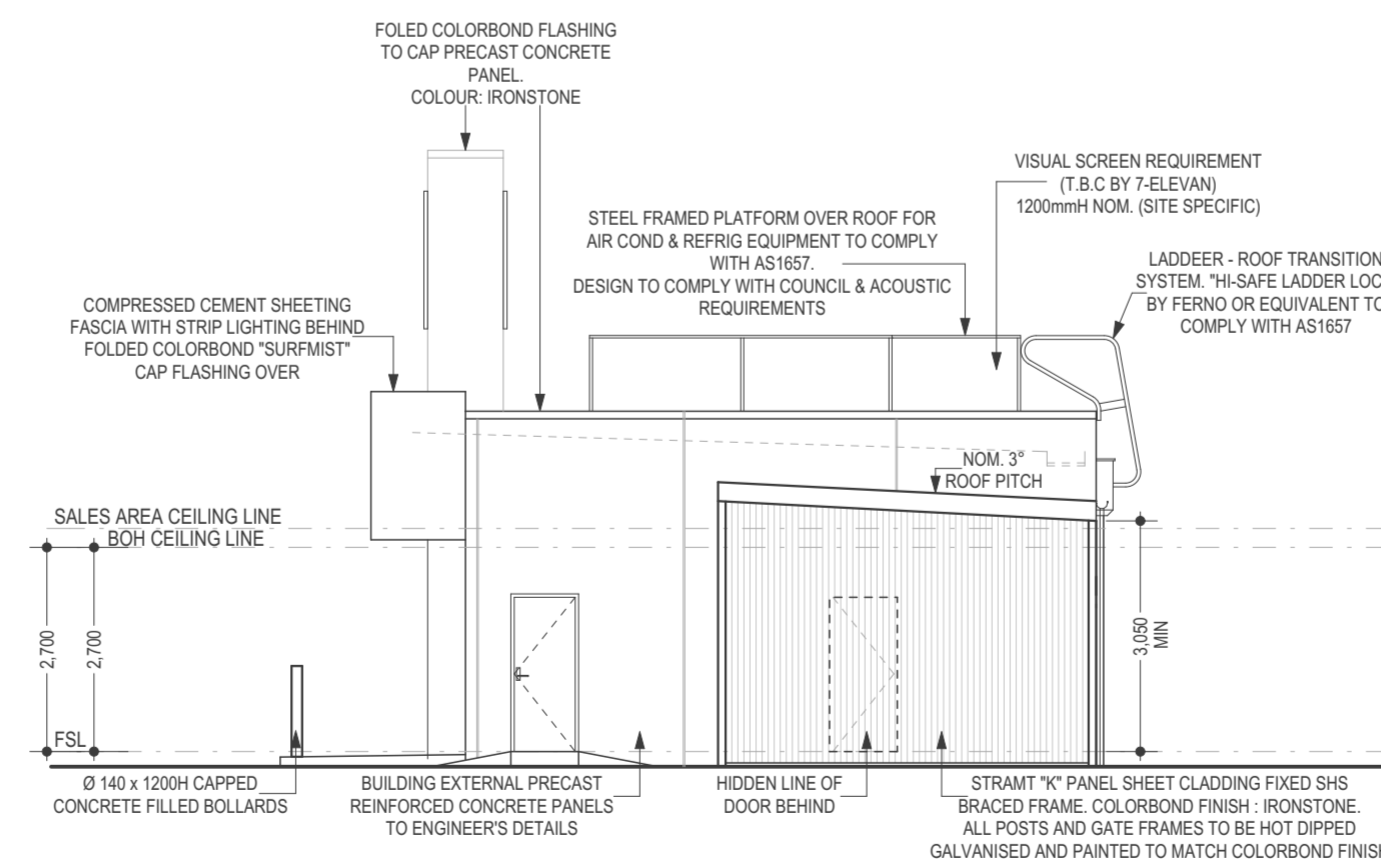
ELEVATION 2 - NORTHERN SIDE

1:100



ELEVATION 3 - EASTERN REAR

1:100



ELEVATION 4 - SOUTHERN SIDE

1:100

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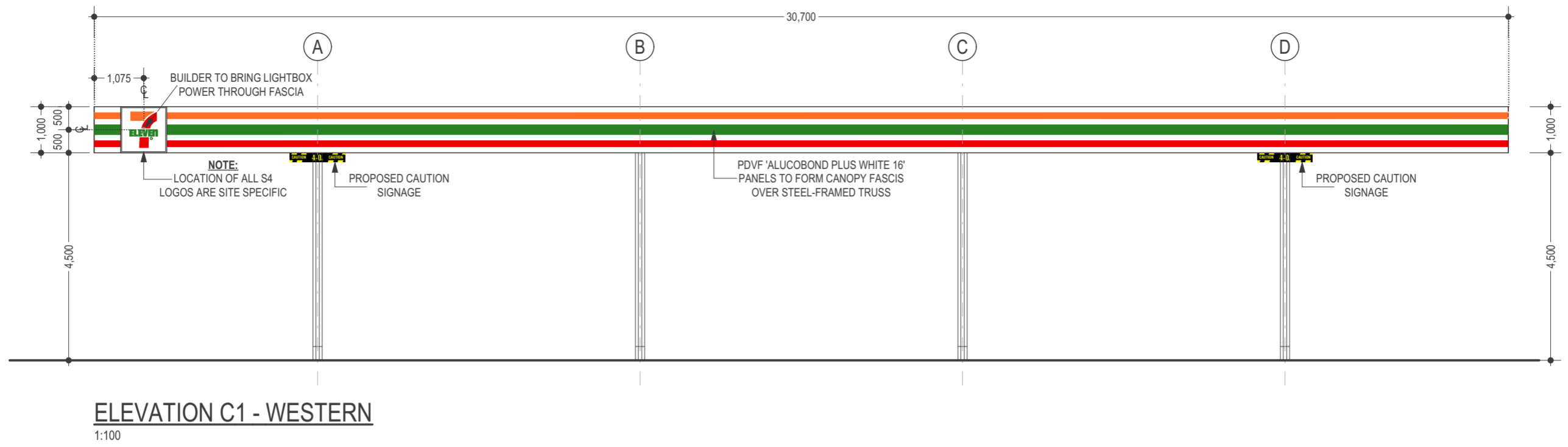
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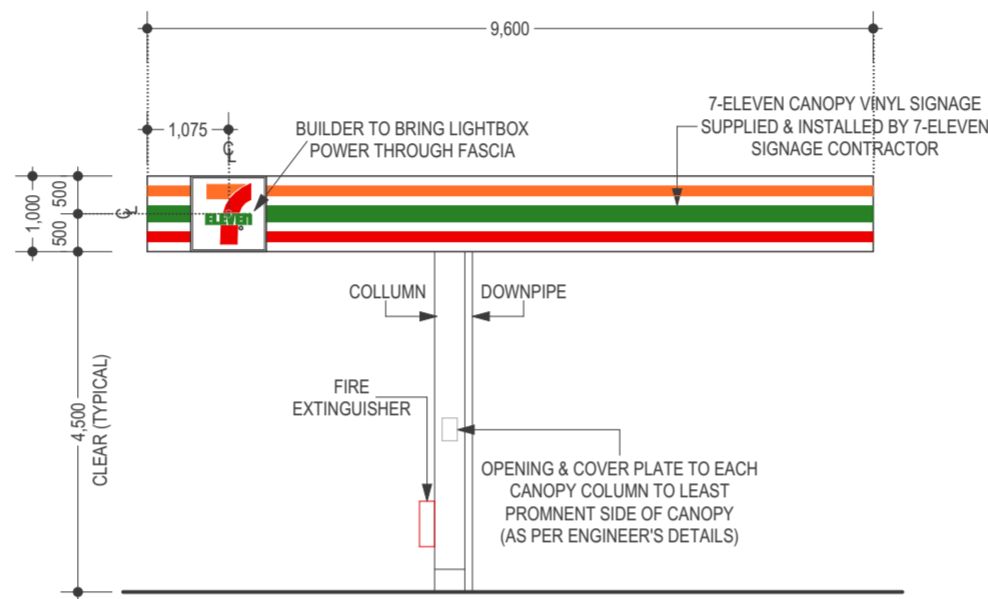
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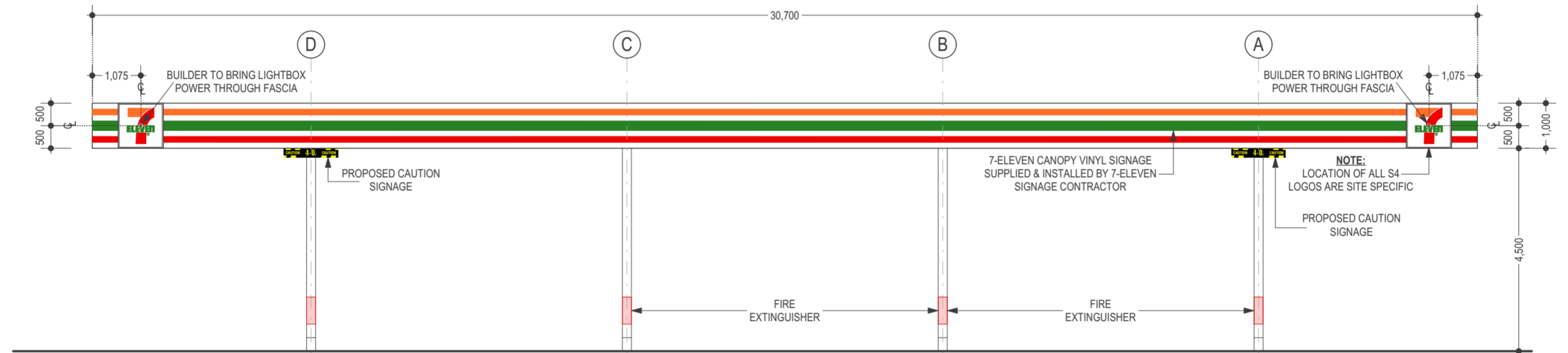
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REVISION 9 DATE 10-02-2021
SHEET N° 2 OF 8



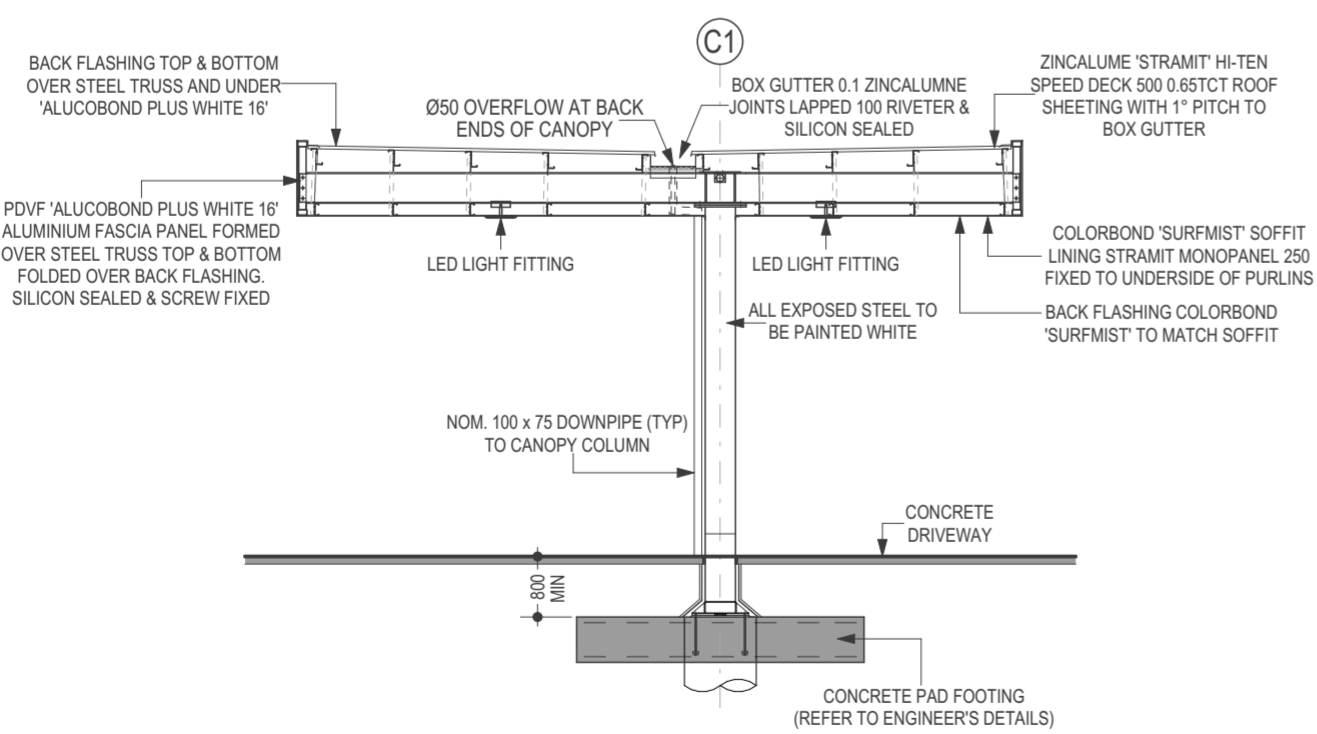
ELEVATION C1 - WESTERN
1:100



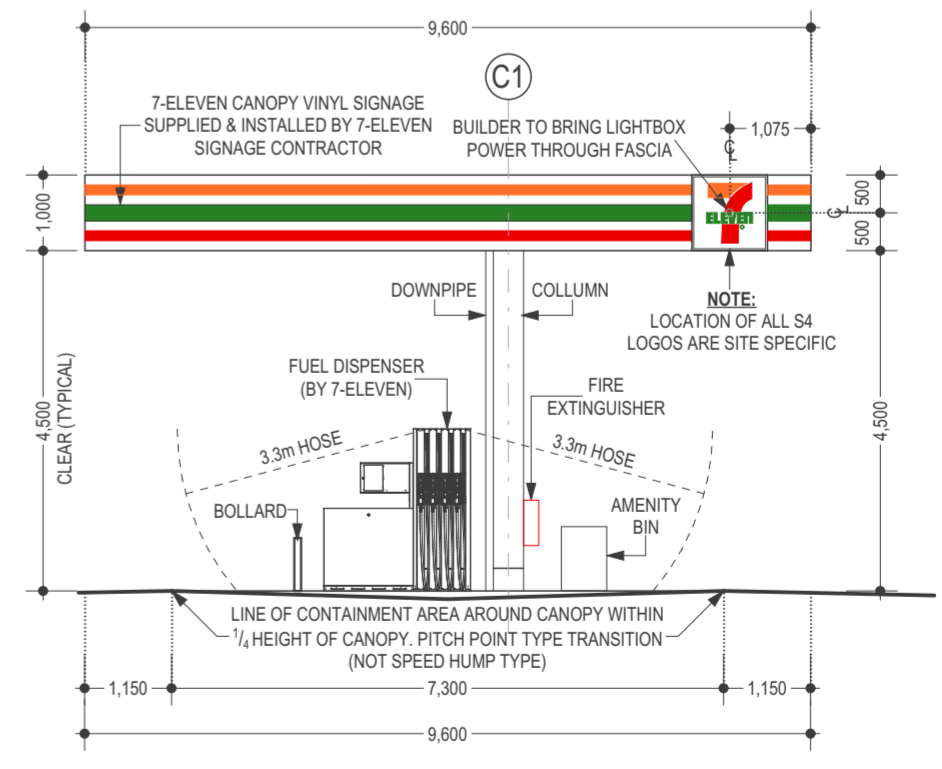
ELEVATION C2 - NORTHERN
1:100



ELEVATION C3 - EASTERN
1:100



SECTION C1
1:100



ELEVATION C4 - SOUTHERN
1:100

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LAXXON
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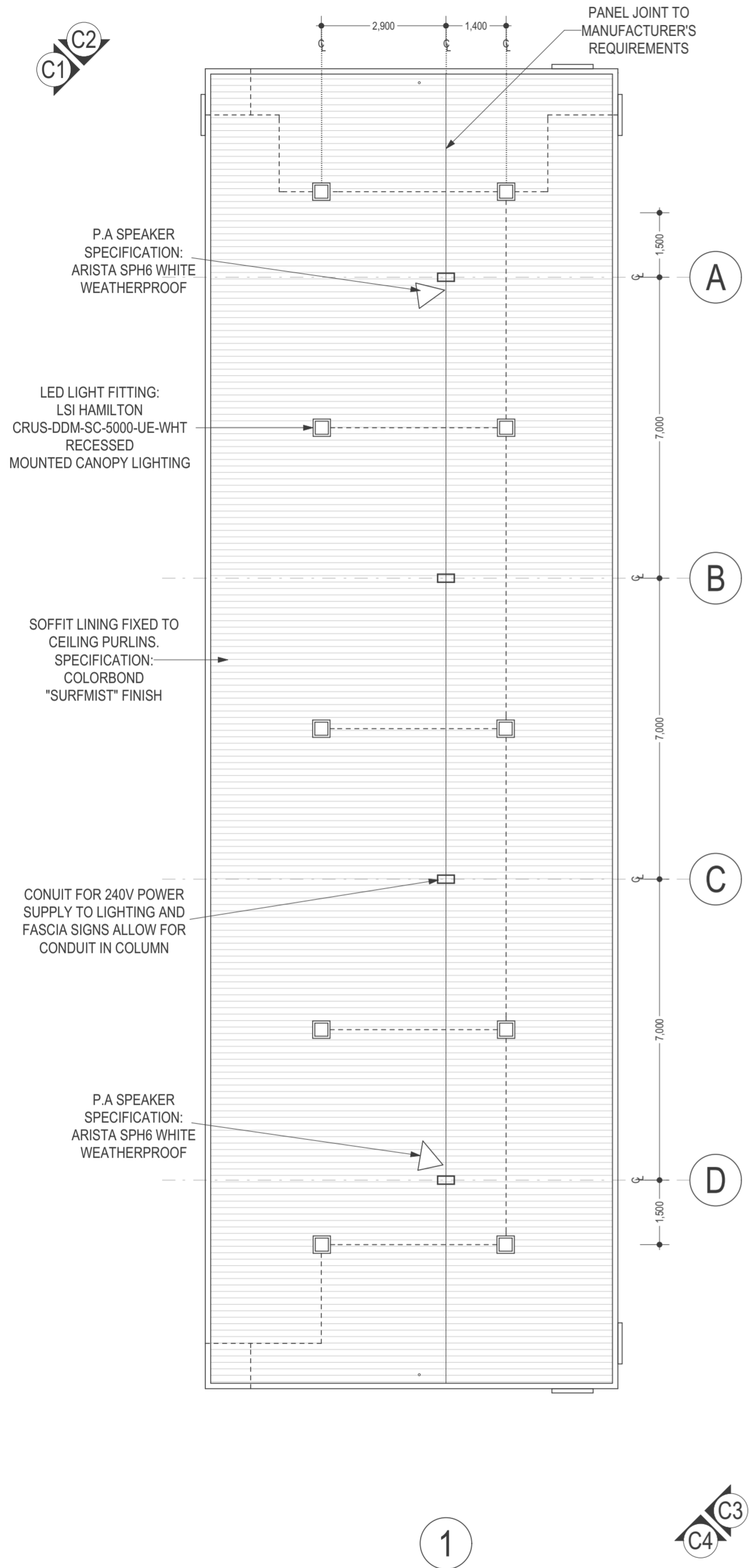
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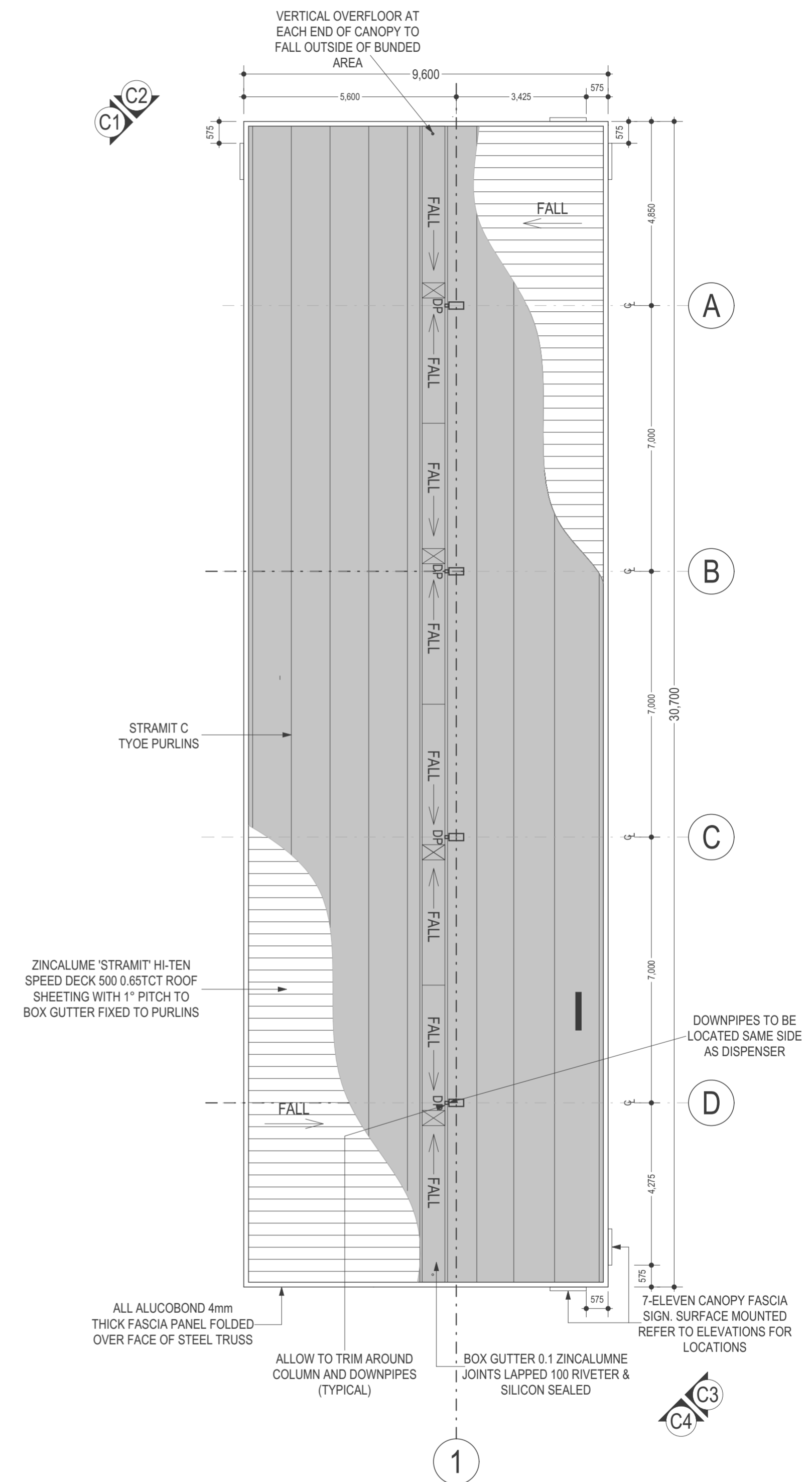
CANOPY RCP PLAN

1:100



CANOPY ROOF PLAN

1:100



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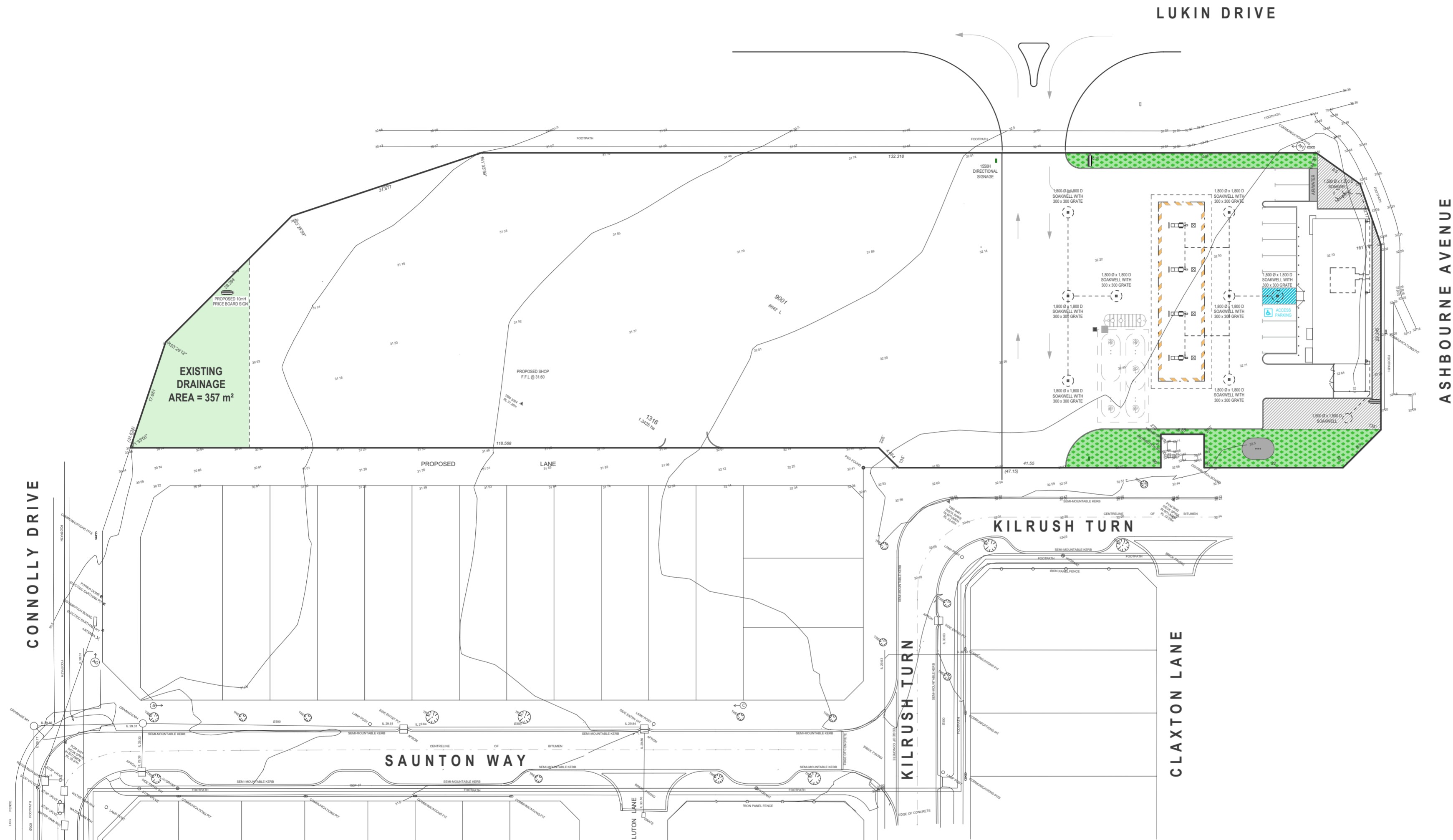
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JOB N°

REVISION **9** DATE **10-02-2021**

SHEET N° **3 OF 8**

DESIGNED BY: SAMUEL LAXXON



NOTE: SOAKWELL CAPACITY REQUIRED FOR 1:100 YEARS = M² FLAT ROOF AREA/SURFACED AREA x 0.017

TOTAL CONVENIENCE STORE AND SHED ROOF AREA = 204.51 m²
(204.51 m² x 0.017 = 3.476 m³ REQUIRED)

1500Ø x 1500D SOAKWELL = 2.65 m³
2 x 1500Ø x 1500D SOAKWELL = 5.30 m³ CAPACITY

TOTAL PAVING AND BITUMEN AREA (INCLUDING FILLING AREA CANOPY ROOF OF 294.72 m²) = 2107.51 m²
(2107.51 m² x 0.017 = 35.827 m³ REQUIRED)

1800Ø x 1800D SOAKWELL = 4.58 m³
8 x 1800Ø x 1800D SOAKWELL = 36.64 m³ CAPACITY

NOTE:
STORMWATER DISPOSAL BY BUILDER TO COUNCIL REQUIREMENTS. PLEASE REFER TO ENGINEER'S DETAILS FOR FINAL STORMWATER DESIGN AND LOCATION - PROPOSED SOAKWELL SIZE AND LOCATION ARE INDICATIVE ONLY.

(AD) (AH) DENOTES COVENANT (RESTRICTION OF ACCESS) TO ADJACENT TOWNS (SEE DP 65142)
 (B) (C) DENOTES RESTRICTION OF ACCESS

REFERENCES:
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 3. LOT BOUNDARIES, DIMENSIONS AND ANGLES SUBJECT TO RELEVANT APPROVAL, SURVEY AND LANDGATE ADVICE
 4. REFER TO THE RELEVANT WATER COMPANIES FOR ANY CONSTRUCTION DETAILS
 5. ALL WORKS AND SERVICES TO BE INSTALLED MUST BE INSTALLED IN ACCORDANCE WITH RELEVANT AUTHORITIES BEFORE COMMENCING ANY WORKS

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SEVEN ELEVEN CONVENIENCE STORE

REV	VO #	DRN	DATE	CHK
1	REVISED	SAu	16-06-2020	
2	REVISED	SAu	18-07-2020	
3	SITE SURVEY	SMIT	28-08-2020	
4	REVISED	SAu	01-09-2020	
5	REVISED	SAu	02-09-2020	
6	REVISED	SAu	29-09-2020	
7	REVISED DA	SAu	21-10-2020	
8	REVISED DA	SAu	12-01-2021	
9	REVISED DA	SAu	10-02-2021	

Sub-contractors to verify all dimensions on site.

PLANNING DRAWINGS
 THIS IS ONE OF THE DRAWINGS REFERRED TO IN THE CONTRACT.
 DATED:/...../.....
 OWNER WITNESS
 OWNER WITNESS
 BUILDER WITNESS

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 JOB N°
 REVISION 9 DATE 10-02-2021
 SHEET N° 6 OF 8