

SERVICE LEGEND

- POWER**
- CONSUMER POLE ○ CP
- POWER POLE ○ PP
- LIGHT POLE ○ LP
- STAY POLE ○ SP
- S. WIRE ANCHOR ○ SWA
- UNI PILLAR ○ UP
- EXPOSED CABLES ○ EC
- GAS**
- PRE-LAID CONN. ○ GPL
- METER □ GM
- SEWERAGE**
- MANHOLE ○ SMH
- INSPECT. SHAFT ○ IS
- INSPECT. OPENING ○ IO
- HOUSE CONNECTION ○ HC
- HOUSE CONN. INDICATOR ○ HCI
- INSPECT. SHAFT CONNECTION ○ ISC
- TELE.**
- PIT □ TEL
- PRE-LAID CONN. ○ TPL
- DRAINAGE**
- MANHOLE ○ DMH
- GULLY PIT □ GP
- LOT PIT ○ LDP
- HOUSE CONN. ○ DHC
- SIDE ENTRY PIT □ SEP
- COMBINATION ENTRY PIT □ CEP
- WATER**
- STOP VALVE ○ WSV
- HYDRANT ○ HY
- FLUSH POINT ○ FP
- WATER TAP ○ WTP
- WATER METER ○ WM
- PRE-LAID CONN. ○ WPL
- SURVEY**
- DATUM NAIL ○ DN
- PEG FOUND ○ PF
- PEG DISTURBED ○ PD
- PEG GONE ○ PG
- STAKE FOUND ○ STF

TITLE : FEATURE SURVEY
CLIENT : GOODYEAR
BUILDER : KELLETT DESIGN GROUP PTY LTD

LINKS SURVEYING
 P: (08) 9354 8511
 W: www.linkssurveying.com.au
 E: info@linkssurveying.com.au

NOTE This PLAN is current at the Surveyed Date, NOT FOR CONSTRUCTION purposes without site corroboration. The cadastral boundary POSITION is APPROXIMATE & requires survey confirmation - Check Landgate Plan & Certificate of Title for Encumbrances including Easements, Caveats, Covenants etc. All SERVICES require verification from the relevant AUTHORITY - suggest contacting "Dial Before You Dig" for underground services & a site inspection. © STANDFAST NOMINEES 1996

LOT : 84 No. 24 REES DR
SUBURB : QUINNS ROCKS
AUTHORITY : CITY OF WANNEROO

UBD REF : 104 H 16 GPS : S 31.67048° E 115.70083°

SHEET 1 of 1 BUILDER'S REF 24 REES SURVEYED 23/02/22 SCALE @ A2 1:200 DWG No 44383-01-200 REV A

GROUND COVER
 SANDY / GRASS / SMALL TREES



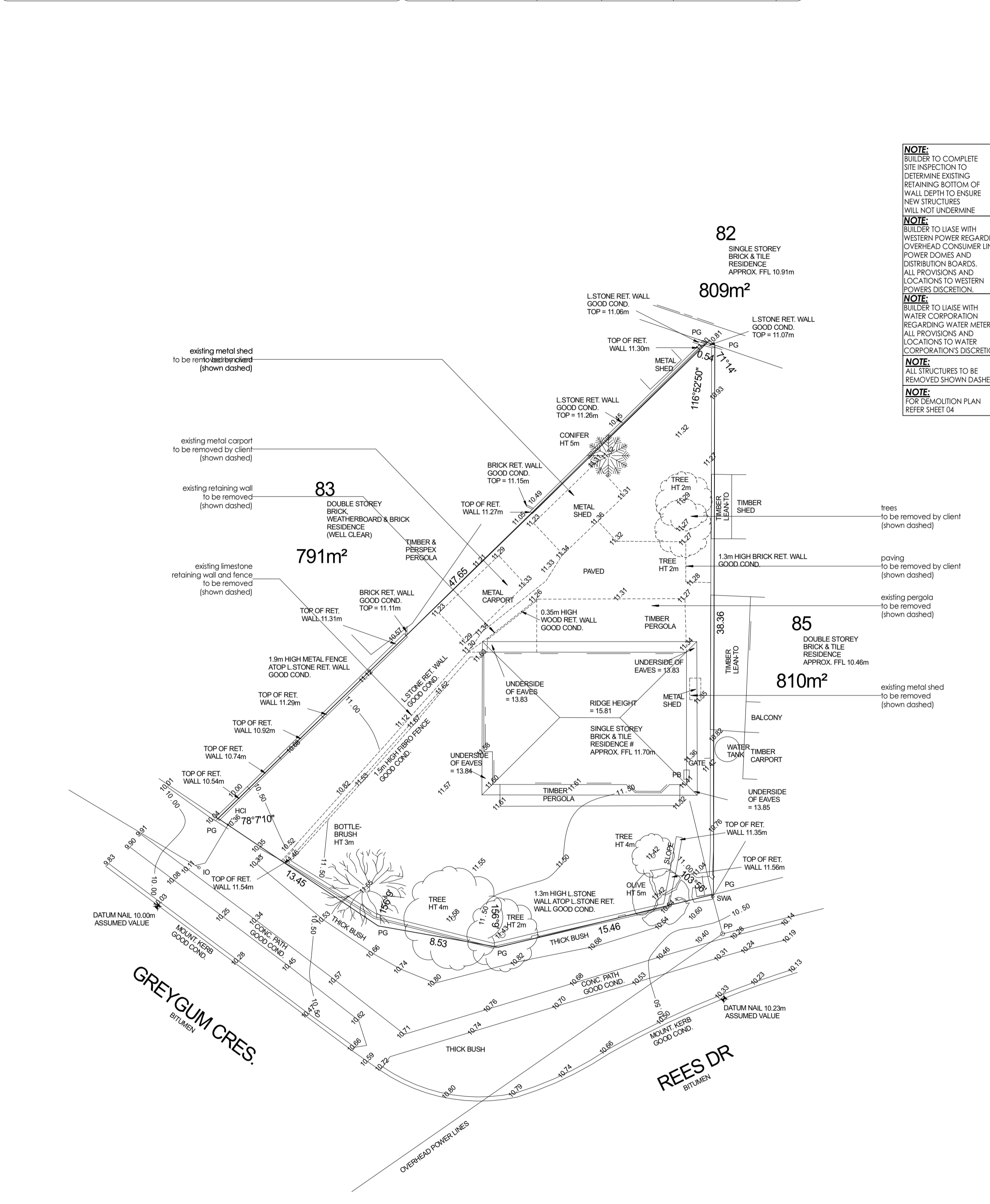
LOT RECORDS

| STATUS | LOCATED | AVAILABLE | NO SERVICE | CONFIRM |
|----------|---------|-----------|------------|---------|
| WATER | ✓ | ✓ | ✓ | ✓ |
| SEWERAGE | ✓ | ✓ | ✓ | ✓ |
| GAS | ✓ | ✓ | ✓ | ✓ |
| TELE. | ✓ | ✓ | ✓ | ✓ |
| DRAINAGE | ✓ | ✓ | ✓ | ✓ |
| POWER | U/G | ✓ | ✓ | ✓ |
| | O/H | ✓ | ✓ | ✓ |

AREA: ESTAB 06/1973
 COASTAL DISTANCE 1000m
 LOT: 84
 AREA: 801 m²78
 APPROX. AHD + 27.90m

SERVICES MARKED CONFIRM REQUIRE BUILDER / CLIENT TO CONFIRM POSITION & / OR AVAILABILITY ON SITE. APPROXIMATE AHD CONNECTION ONLY. HEIGHT RESTRICTIONS REQUIRE ACCURATE GEODETIC CONNECTION.

SEWER CONNECTION POSITION APPROXIMATE ONLY
 SEWER INVERT LEVEL 9.21
 SEWER BROUGHT UP 0.80
 DEPTH TO CONNECTION 0.35

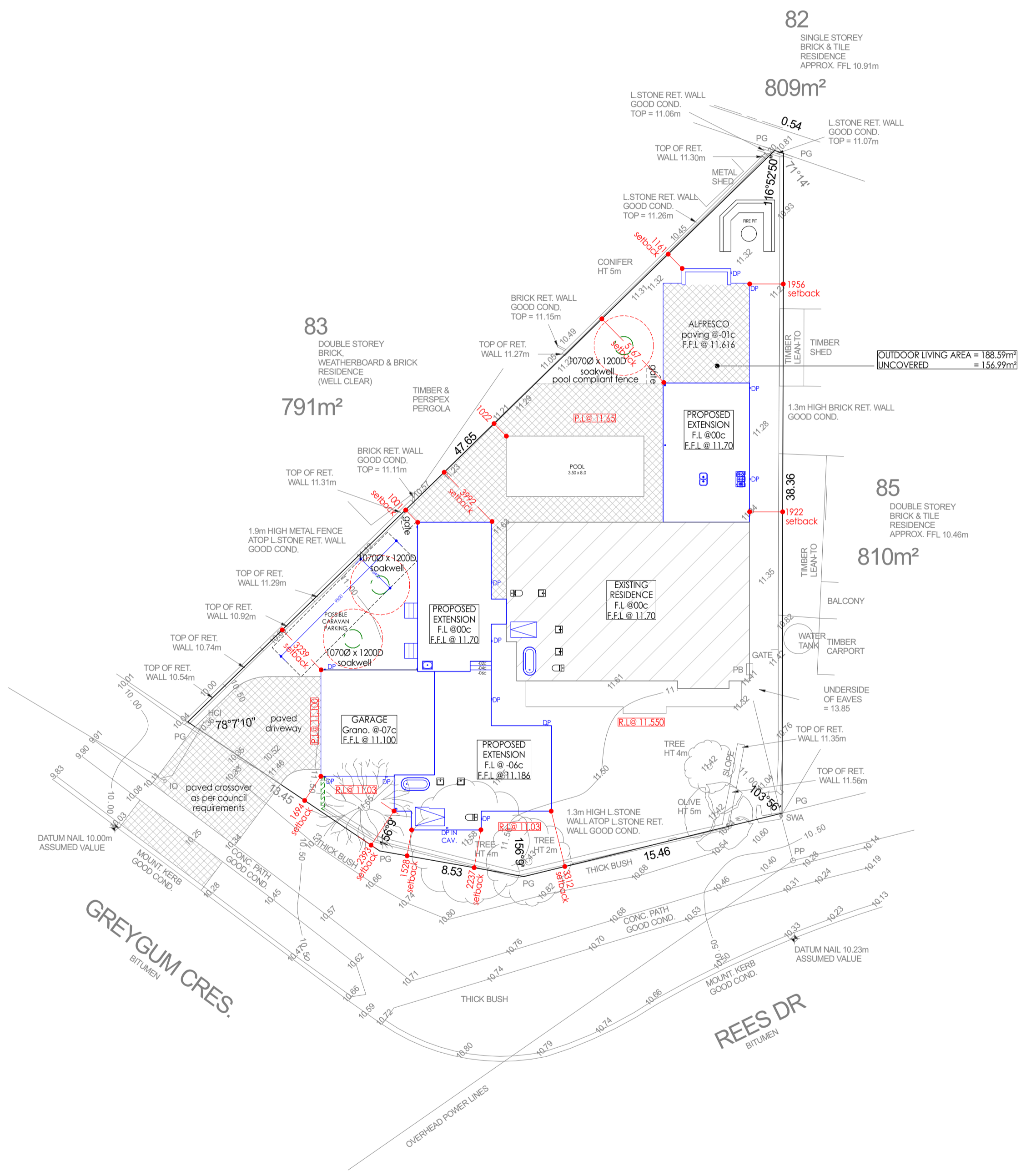


- NOTE:** BUILDER TO COMPLETE SITE INSPECTION TO DETERMINE EXISTING RETAINING BOTTOM OF WALL DEPTH TO ENSURE NEW STRUCTURES WILL NOT UNDERMINE
- NOTE:** BUILDER TO LIAISE WITH WESTERN POWER REGARDING OVERHEAD CONSUMER LINES, POWER DOMES AND DISTRIBUTION BOARDS. ALL PROVISIONS AND LOCATIONS TO WESTERN POWERS DISCRETION.
- NOTE:** BUILDER TO LIAISE WITH WATER CORPORATION REGARDING WATER METERS. ALL PROVISIONS AND LOCATIONS TO WATER CORPORATION'S DISCRETION.
- NOTE:** ALL STRUCTURES TO BE REMOVED SHOWN DASHED
- NOTE:** FOR DEMOLITION PLAN REFER SHEET 04



GOODYEAR
 24 REES DRIVE
 QUINNS ROCKS
 CITY OF WANNEROO

| | | | |
|------------------------------|------------------------------------|--|---|
| JOB NUMBER 2022077 | DRAWING NAME EXISTING SITE PLAN | KTR CREATIONS IMAGINE CREATE CONSTRUCT | CONSTRUCTION NOTE: All drawings to be reviewed and checked by the Builder, Client, Sub-Contractors or the like before commencement of any works. No responsibility will be accepted by KTR Creations if no correspondence was coordinated prior or during construction. |
| START DATE SEPTEMBER 2022 | REVISION DESCRIPTION | BUILDING DESIGN AND DRAFTING www.ktrcreations.com.au design@ktrcreations.com.au 9381 2106 | COPYRIGHT: This plan shall remain the sole property of KTR Creations and must not be given, or resold and must not be reproduced or copied without the permission in writing by KTR Creations |
| SHEET 01 of 06 | PLANNING REV A | 2/5 Supreme Loop Gnangara WA 6077 | |
| SCALE 1:200 | REVISION A | | |



NOTE:
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NOTE:
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NOTE:
BUILDER TO LIAISE WITH WATER CORPORATION REGARDING WATER METERS. ALL PROVISIONS AND LOCATIONS TO WATER CORPORATION'S DISCRETION.

NOTE:
REFLUX VALVE MAY BE REQUIRED DUE TO HOBBLES SHOWERS. LOCATION TO THE DISCRETION OF THE PLUMBER

NOTE:
STORMWATER CALCULATIONS ARE BASED ON NEW ROOF AREA ONLY. PLUMBER TO ASSESS CAPACITY OF EXISTING DOWN PIPES AND SOAKWELLS. ANY ADDITIONAL DOWNPIPES AND SOAKWELLS TO PLUMBERS DISCRETION.

DRAINAGE CALCULATIONS

AREA OF ROOF = $250.910 \times 0.0125 = 3.13m^2$
 No. OF DOWN PIPES = 12
 EACH DP SERVED VOLUME (ON AVG.) = $0.261m^3$

| DIAMETER | DEPTH | VOLUME | DP SERVED | TOTAL VOLUME |
|----------|-------|--------------------|-----------|---------------------|
| 1070 | 1200 | 1.09m ³ | 4 | 1.043m ³ |
| 1070 | 1200 | 1.09m ³ | 4 | 1.043m ³ |
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| SHEET 02 of 06 | FINAL CONCEPT DESIGN | KW | 23.11.2022 | | | | |
| SCALE 1:200 | PLANNING DRAWINGS | TR | 23.01.2023 | | | | |
| REVISION A | PLANNING REV A | SP | 14.02.2023 | | | | |

| AREAS | | |
|-----------------------|-----------------------|-------|
| EXISTING HOUSE | 130.552m ² | |
| EXISTING VERANDAH | 17.521m ² | |
| KITCHEN EXTENSION | 40.693m ² | |
| BEDROOM EXTENSION | 92.157m ² | |
| GARAGE | 40.555m ² | |
| ALFRESCO | 31.597m ² | |
| TOTAL PROPOSED WORKS | 205.002m ² | |
| TOTAL AREA | 353.074m ² | |
| OPEN SPACE CALCULATOR | | |
| LOT AREA | 801.000m ² | R20 |
| OPEN SPACE REQUIRED | 400.500m ² | (50%) |
| PROPOSED SITE COVER | 303.960m ² | (38%) |
| OPEN SPACE PROVIDED | 497.040m ² | (62%) |



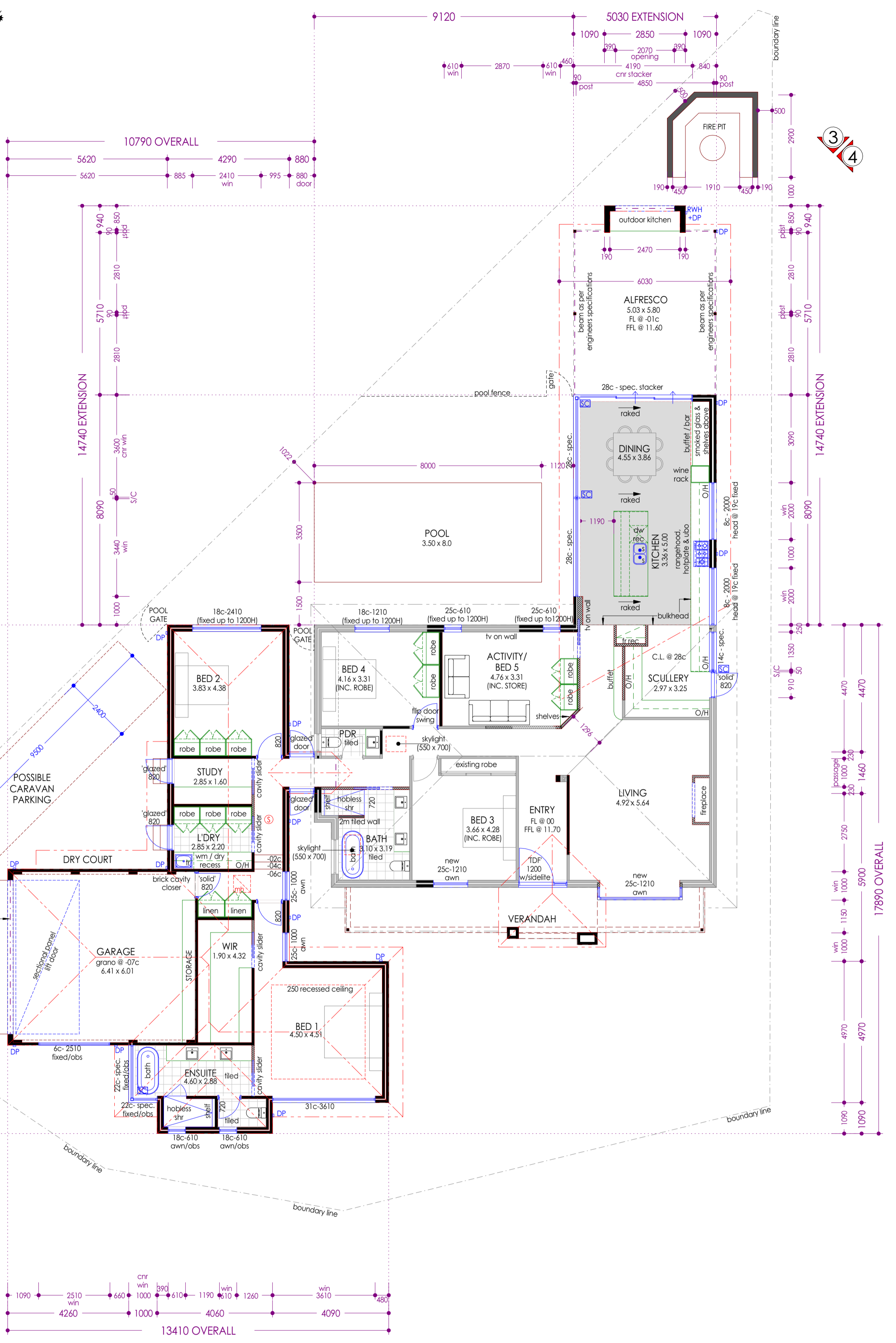
NEW RENDERED MAXI BRICKWORK
BASED ON 305 x 90 x 162mm

RENDER AND CLADDING
AS PER ELEVATIONS

- INCLUDING RENDERED BWK TO INSIDE OF GARAGE & STORE
- USE ONE THIRD BONDING METHOD WITH STD CUTS WHERE APPLICABLE AND SQUINTS TO 45° EXT CORNERS
- 1st COURSE OF BWK ABOVE FOOTING & SLAB TO BE 76mm CORED BRICK

NEW COLORBOND ROOF
ASSUMED PITCH 20°00'
(EXISTING TILED ROOF TO BE REPLACED WITH COLORBOND)

COASTAL ZONE APPLIES
WIND CLASSIFICATION AS PER ENGINEER



- NOTE:**
CEILING LEVELS TO MATCH EXISTING (28c + PL) UNLESS NOTED OTHERWISE
- NOTE:**
LOCATION OF DOWNPIPES AND FLOOR WASTES ARE INDICATIVE ONLY & MAY BE CHANGED ON SITE TO PLUMBERS DISCRETION
- NOTE:**
REFLUX VALVE MAY BE REQUIRED DUE TO HOBLESS SHOWERS. LOCATION TO THE DISCRETION OF THE PLUMBER
- ⊠ DENOTES STRUCTURAL COLUMN &/OR WIND POSTS (REFER ENGS.)
- Ⓢ DENOTES SMOKE DETECTOR

CLIENT MASTER PLAN



GOODYEAR
24 REES DRIVE
QUINNS ROCKS
CITY OF WANNEROO

| JOB NUMBER | DRAWING NAME | KTR CREATIONS | |
|----------------|----------------------|------------------------------|------------|
| 2022077 | GROUND FLOOR PLAN | IMAGINE CREATE CONSTRUCT | |
| START DATE | REVISION DESCRIPTION | IN | DATE |
| SEPTEMBER 2022 | FINAL CONCEPT DESIGN | KW | 23.11.2022 |
| SHEET | PLANNING DRAWINGS | TR | 23.01.2023 |
| 05 of 06 | PLANNING REV A | SP | 14.02.2023 |
| SCALE | REVISION | | |
| 1:100 | A | | |

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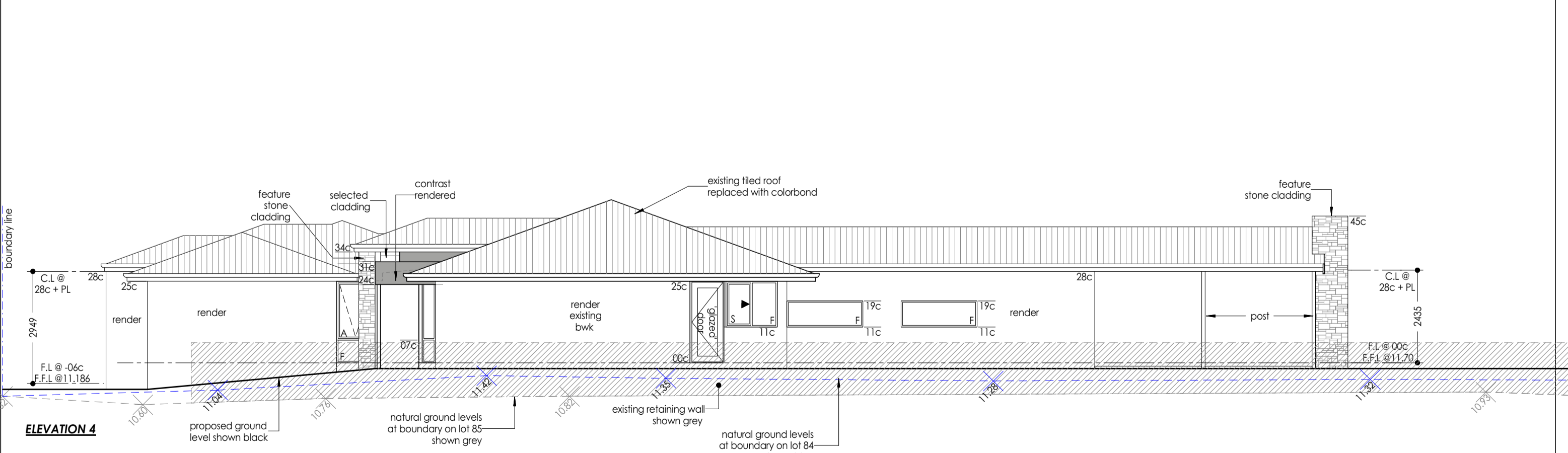
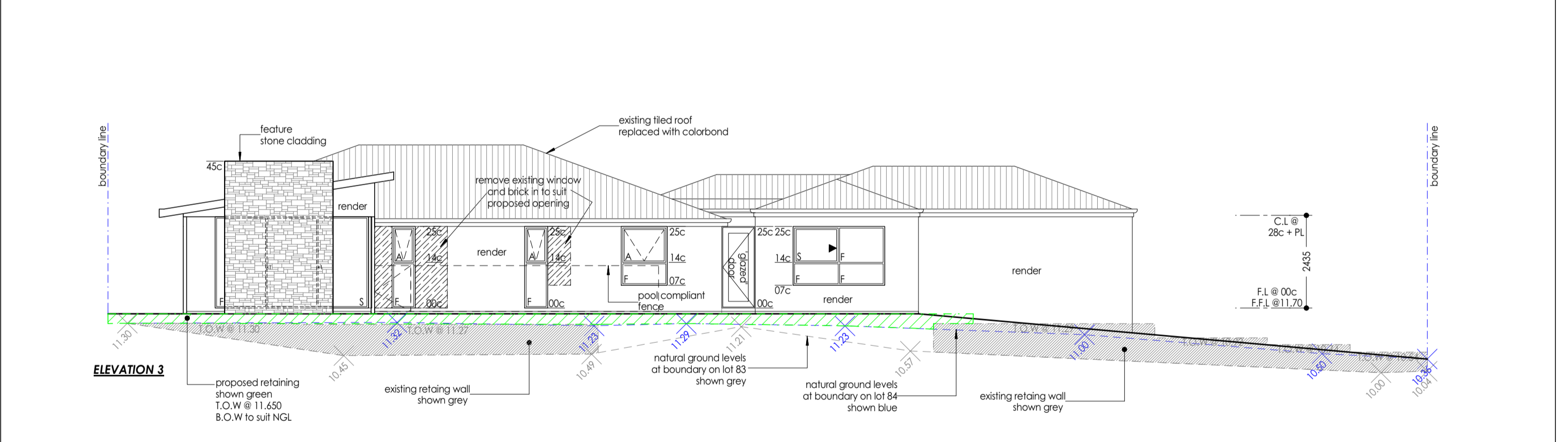
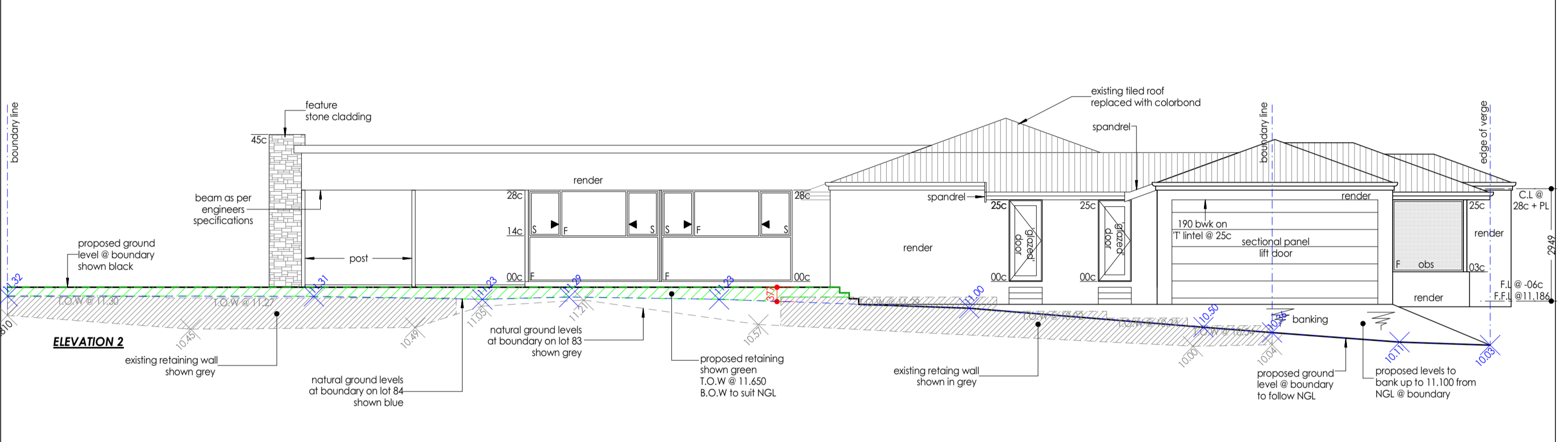
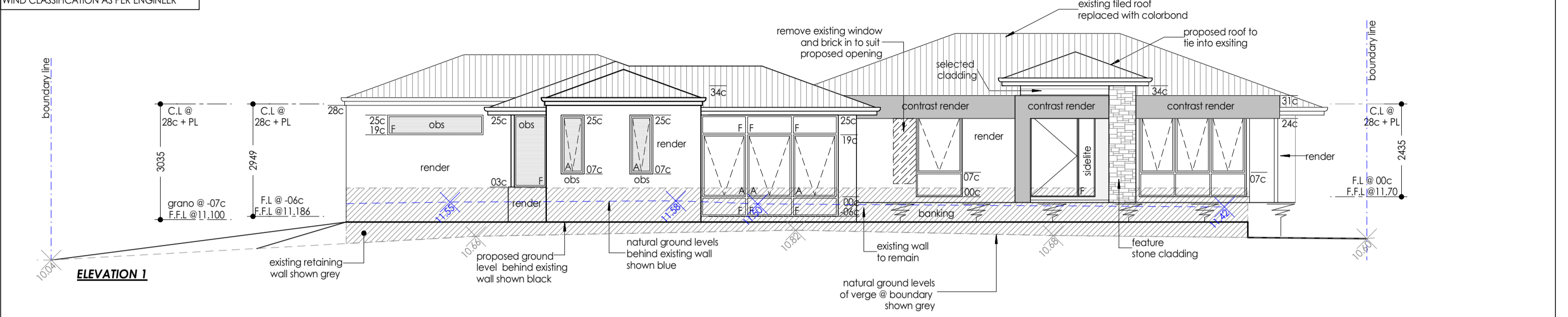
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| SHEET 06 of 06 | PLANNING DRAWINGS | TR | 23.01.2023 | | |
| SCALE 1:100 | REVISION A | SP | 14.02.2023 | | |

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 Gnaragar WA 6077

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