

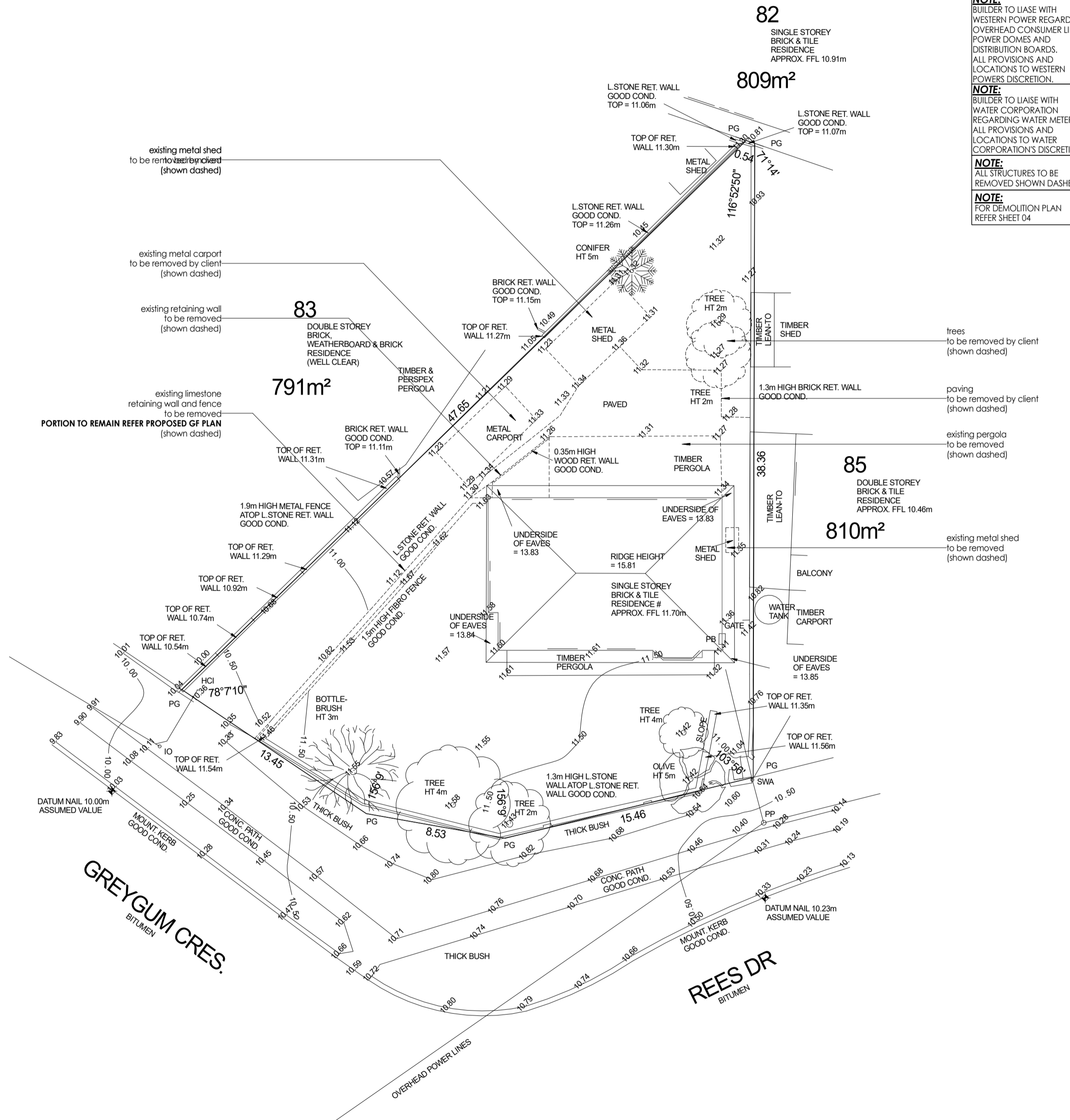
SERVICE LEGEND	
POWER	
CONSUMER POLE	○ CP
POWER POLE	○ PP
LIGHT POLE	○ LP
STAY POLE	○ SP
S. WIRE ANCHOR	○ SWA
UNI PILLAR	○ UP
EXPOSED CABLES	○ EC
GAS	
PRE-LAID CONN.	○ GPL
METER	□ GM
SEWERAGE	
MANHOLE	○ SMH
INSPECT. SHAFT	○ IS
INSPECT. OPENING	○ IO
HOUSE CONNECTION	○ HC
HOUSE CONN. INDICATOR	○ HCI
INSPECT. SHAFT CONNECTION	○ ISC
TELE.	
PIT	□ TEL
PRE-LAID CONN.	○ TPL
DRAINAGE	
MANHOLE	○ DMH
GULLY PIT	□ GIP
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	○ M
PRE-LAID CONN.	○ WPL
SURVEY	
DATUM NAIL	◆
PEG FOUND	○ PF
PEG DISTURBED	○ PD
PEG GONE	PG
STAKE FOUND	○ STF

TITLE : FEATURE SURVEY	LOT : 84 No. 24 REES DR
CLIENT : GOODYEAR	SUBURB : QUINNS ROCKS
BUILDER : KELLETT DESIGN GROUP PTY LTD	AUTHORITY : CITY OF WANNEROO
P: (08) 9354 8511 W: www.linksurveying.com.au E: info@linksurveying.com.au	P: 10525 C/T: 1361/427
LINKS SURVEYING	UBD REF : 104 H 16 GPS : S 31.67048° E 115.70083°
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	5 0 2.5 5 10 15
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
LOT SERVICE				
WATER	✓	✓		✓
SEWERAGE	✓			✓
GAS				✓
TELE.		✓		✓
DRAINAGE				✓
POWER	U/G		✓	
	O/H			
AREA: ESTAB 06/1973				
COASTAL DISTANCE 1000m				
LOT: 84				
AREA: 801 m ² 78				
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 2023079	DRAWING NAME EXISTING SITE PLAN		
START DATE SEPTEMBER 2022	REVISION DESCRIPTION	IN.	DATE
SHEET 01 of 07	CONCEPT DESIGN - REV A		15/09/2022
SCALE 1:200	PLANNING DRAWINGS	TR	5/10/2023
REVISION			

KTR CREATIONS
IMAGINE | CREATE | CONSTRUCT

BUILDING DESIGN AND DRAFTING
www.ktrcreations.com.au
design@ktrcreations.com.au
9381 2106

2/5 Supreme Loop
Gnangara WA 6077

CONSTRUCTION NOTE:
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C:\Users\tagg\KTR Creations Pty Ltd\KTR Creations Pty Ltd - Documents\1_Drafting\1_Current\Jobs\2023079_Goodyear\Drafting\2_Planning\2023079_PD_Site Plan.dwg



82
SINGLE STOREY
BRICK & TILE
RESIDENCE
APPROX. F.F.L 10.91m

809m²

83
791m²

85
DOUBLE STOREY
BRICK & TILE
RESIDENCE
APPROX. F.F.L 10.46m

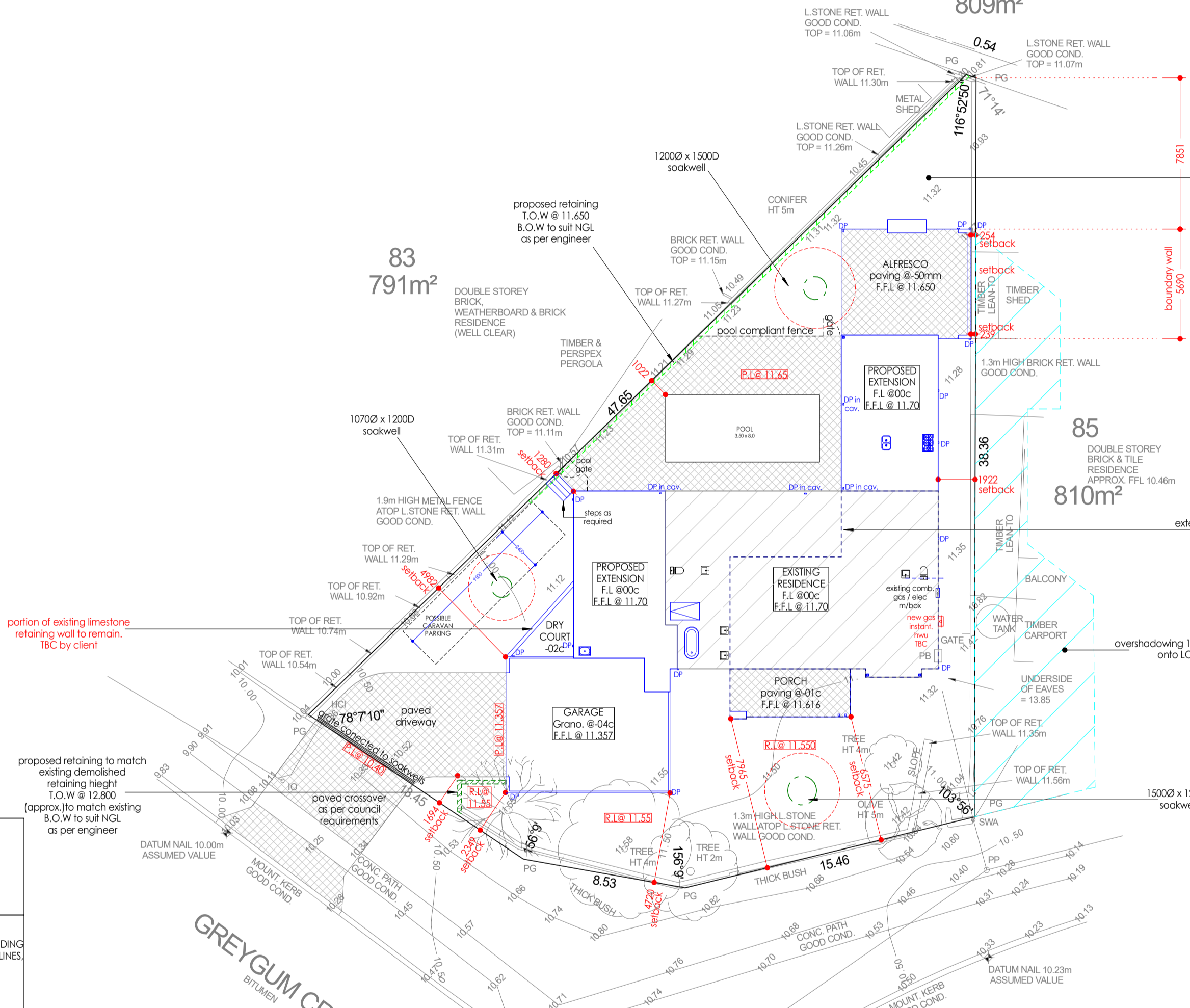
810m²

OUTDOOR LIVING AREA = 190.59m²
UNCOVERED = 156.99m²

extent of new upper floor shown dashed

overshadowing 130.10m² (16%) onto LOT 85

1500Ø x 1200D soakwell



- 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:** 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:

TOTAL ROOF AREA TO DWELLING = 351.710 x 0.0125 = 4.39m³

No. OF DOWN PIPES = 18

EACH DP SERVED VOLUME (ON AVG.) = 0.24m³

DIAMETER	DEPTH	VOLUME	DP SERVED	TOTAL VOLUME
1500	1200	2.10m ³	8	1.92m ³
1200	1500	1.70m ³	7	1.68m ³
1070	1200	1.09m ³	3	0.72m ³

OVERSHADOWING CALCULATIONS

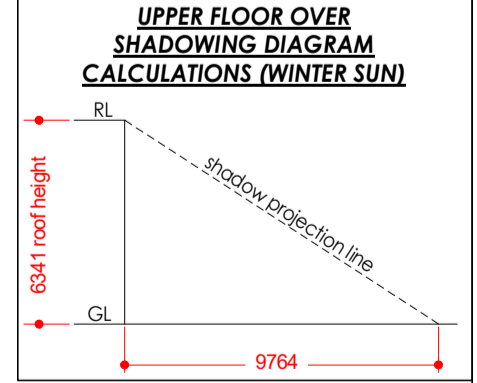
AREA OF NEIGHBOURING PROPERTY = 810m²

AREA OF SHADOW CAST ON 21 JUNE = 130.10m²

MAXIMUM ALLOWABLE COVERAGE = 25%

PROPOSED RESIDENCE ACTUAL COVERAGE = 16%

NOTE: DIAGRAM HAS BEEN CALCULATED AND DRAWN BY ACCURATELY PLOTTING AVAILABLE SITE LEVELS OF THE ADJOINING PROPERTY AND THE EXISTING FLOOR LEVELS OF THE NEIGHBOURING RESIDENCE.

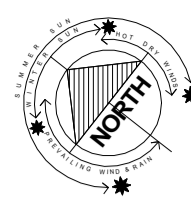


KTR CREATIONS

GOODYEAR

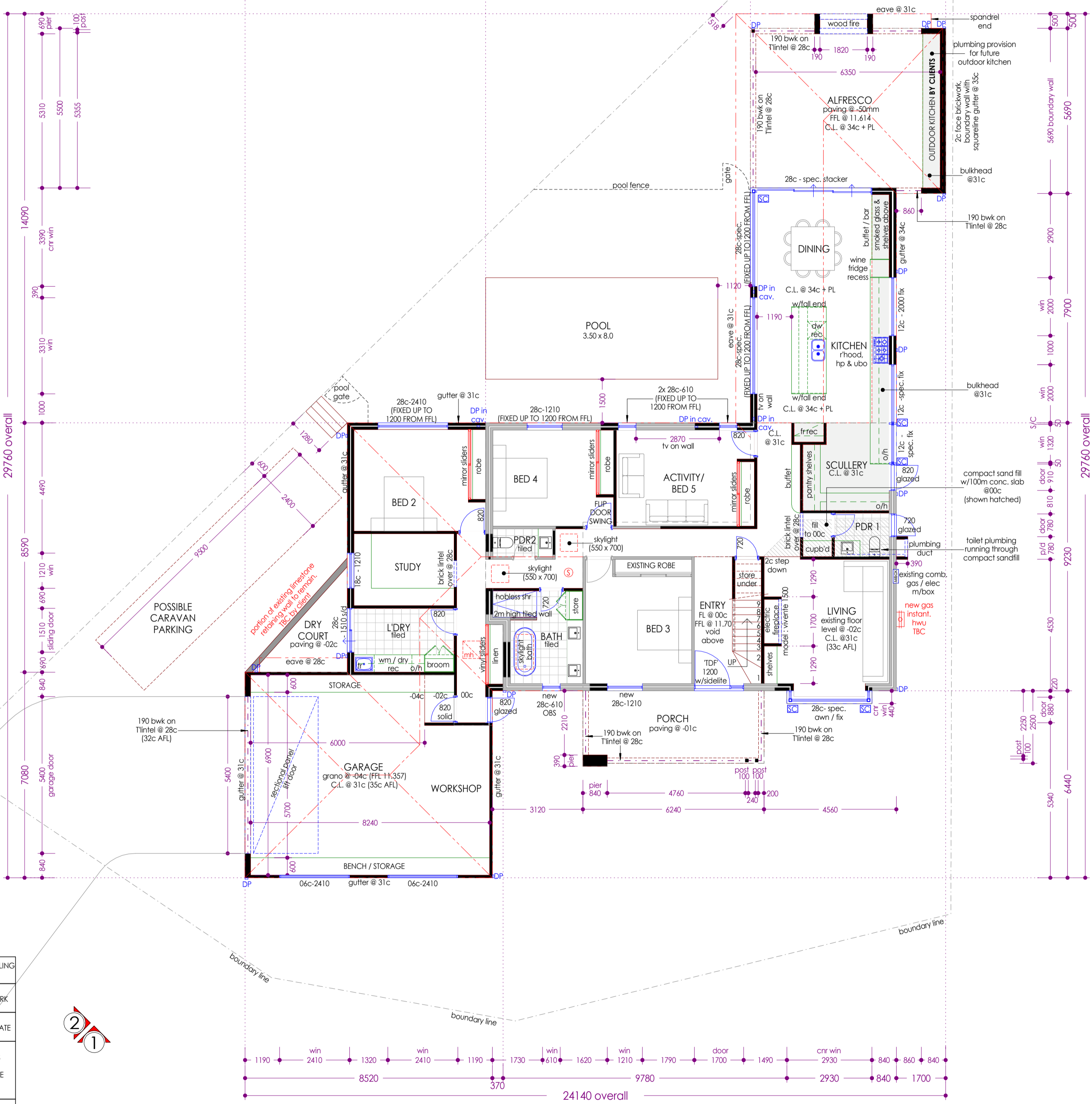
24 REES DRIVE
QUINNS ROCKS
CITY OF WANNEROO

JOB NUMBER 2022077		DRAWING NAME PROPOSED 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 CONCEPT DESIGN	IN.	DATE 15/09/2022	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 02 of 07	CONCEPT DESIGN - REV A	TR	5/10/2023	2/5 Supreme Loop Gnangara WA 6077			
SCALE 1:200	REVISION						

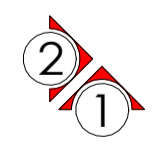


NEW AREAS		EXISTING 1c FACE BRICKWORK TO BE RENDERED	
EXISTING HOUSE	130.297m ²	NEW RENDERED MAXI BRICKWORK	
KITCHEN EXTENSION	40.693m ²	BASED ON 305 x 90 x 162mm UPPER FLOOR	
BEDROOM EXTENSION	44.942m ²	90mm STUDWORK WITH 90mm MASTERWALL	
GARAGE	57.575m ²	RENDER AND CLADDING AS PER ELEVATIONS	
ALFRESCO	38.340m ²	- INCLUDING RENDERED BWK TO INSIDE OF GARAGE & STORE	
PORCH	15.600m ²	- 1st COURSE OF BWK ABOVE FOOTING & SLAB TO BE 76mm CORED BRICK	
TOTAL GROUND FLOOR	327.447m²	EXISTING ROOF	
UPPER FLOOR	81.011m ²	ASSUMED PITCH 20°00'	
BALCONY	15.600m ²	NEW COLORBOND ROOF @25°38' PITCH	
TOTAL UPPER FLOOR	96.611m²	COASTAL ZONE APPLIES WIND CLASSIFICATION AS PER ENGINEER'S DETAIL	
TOTAL AREA	424.058m²		
OPEN SPACE CALCULATOR			
LOT AREA	801.000m ²	R20	
OPEN SPACE REQUIRED	400.500m ²	(50%)	
PROPOSED SITE COVER	312.10m ²	(39%)	
OPEN SPACE PROVIDED	488.90m²	(61%)	

NOTE:
EXISTING STRUCTURES HAVE BEEN DRAWN BASED ON THE INFORMATION AVAILABLE AT THE TIME. ALL EXISTING DIMENSIONS ARE TO BE CONFIRMED ON SITE BY THE BUILDER.



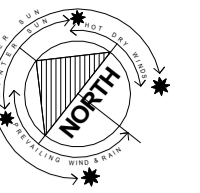
- ☐ DENOTES DROPPED CEILING AS NOTED ON PLANS
- NOTE:**
NEW 230 CAVITY BRICKWORK TO EXTENSION GENERALLY
- NOTE:**
CEILING LEVELS @ 31c + PLATE UNLESS NOTED OTHERWISE
- NOTE:**
LOCATION OF DOWNPIPES AND FLOOR WASTES ARE INDICATIVE ONLY & MAY BE CHANGED ON SITE TO PLUMBERS DISCRETION
- NOTE:**
REFLUX VALVE 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



GOODYEAR

24 REES DRIVE
QUINNS ROCKS
CITY OF WANNEROO

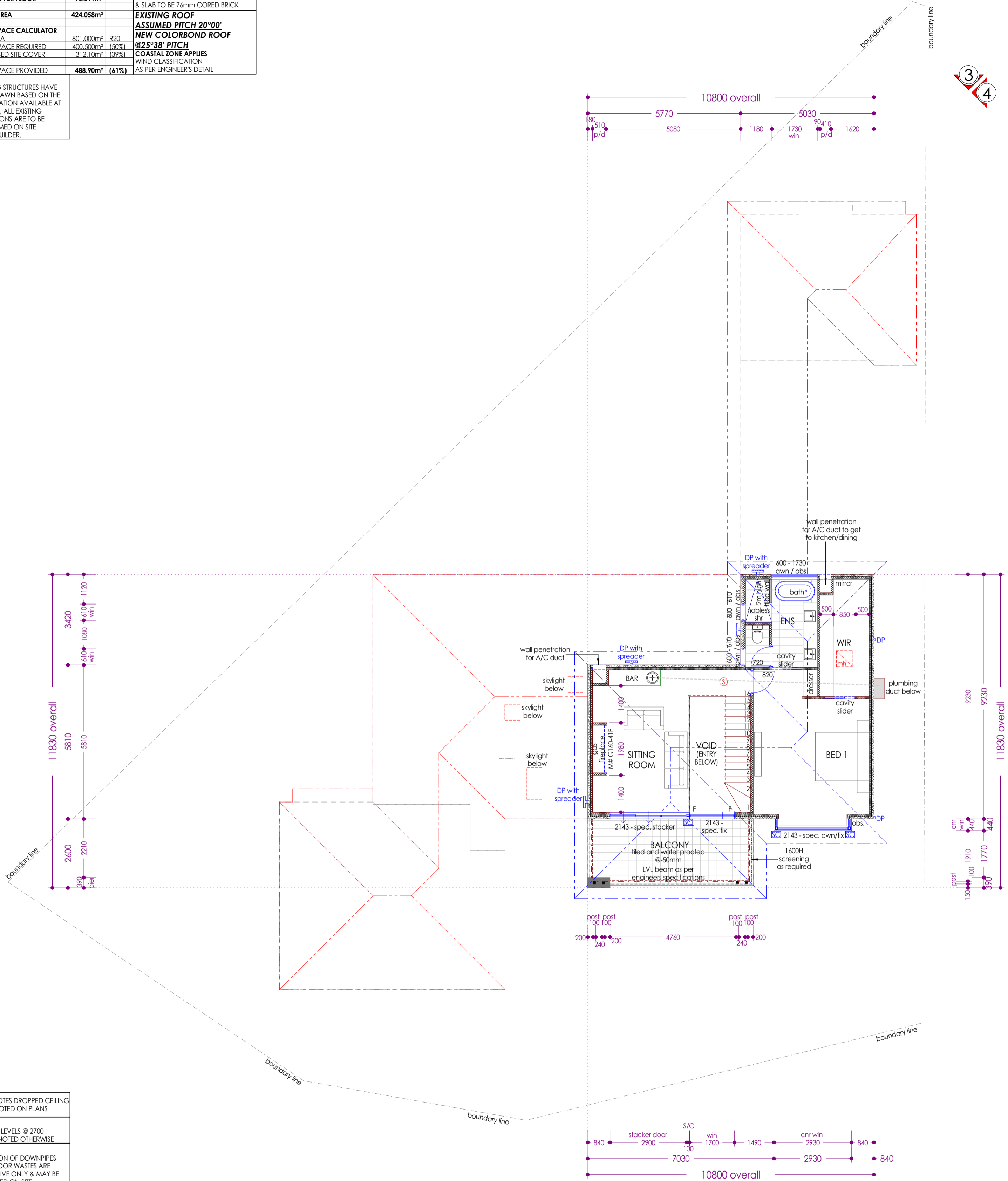
JOB NUMBER		DRAWING NAME		KTR CREATIONS		CONSTRUCTION NOTE	
2023079		PROPOSED FLOOR PLAN		IMAGINE CREATE CONSTRUCT		All drawings to be reviewed and checked by the Builder, Client, Sub-Contractors or the like before commencement of any works. No responsibility will be accepted by KTR Creations if no correspondence was coordinated prior or during construction.	
DATE	REVISION DESCRIPTION	IN.	DATE	BUILDING DESIGN AND DRAFTING www.ktrcreations.com.au design@ktrcreations.com.au 9381 2106 1 Carbonate Road Wangara, 6077			
SEPTEMBER 2023	CONCEPT DESIGN	15/09/2022					
SHEET 05 of 07	CONCEPT DESIGN - REV A	21/09/2022					
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1:100	-						



3
4

NEW AREAS		EXISTING 1c FACE BRICKWORK TO BE RENDERED	
EXISTING HOUSE	130.297m ²	NEW RENDERED MAXI BRICKWORK	
KITCHEN EXTENSION	40.693m ²	BASED ON 305 x 90 x 162mm UPPER FLOOR	
BEDROOM EXTENSION	44.942m ²	90mm STUDWORK WITH 90mm MASTERWALL	
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TOTAL GROUND FLOOR	327.447m²	EXISTING ROOF	
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TOTAL UPPER FLOOR	96.611m²	@25°38' PITCH	
TOTAL AREA	424.058m²	COASTAL ZONE APPLIES WIND CLASSIFICATION AS PER ENGINEER'S DETAIL	
OPEN SPACE CALCULATOR			
LOT AREA	801.000m ²	R20	
OPEN SPACE REQUIRED	400.500m ²	(50%)	
PROPOSED SITE COVER	312.10m ²	(39%)	
OPEN SPACE PROVIDED	488.90m²	(61%)	

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SC DENOTES DROPPED CEILING AS NOTED ON PLANS

NOTE:
CEILING LEVELS @ 2700 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

SC DENOTES STRUCTURAL COLUMN &/or WIND POSTS (REFER ENGS.)

SD DENOTES SMOKE DETECTOR

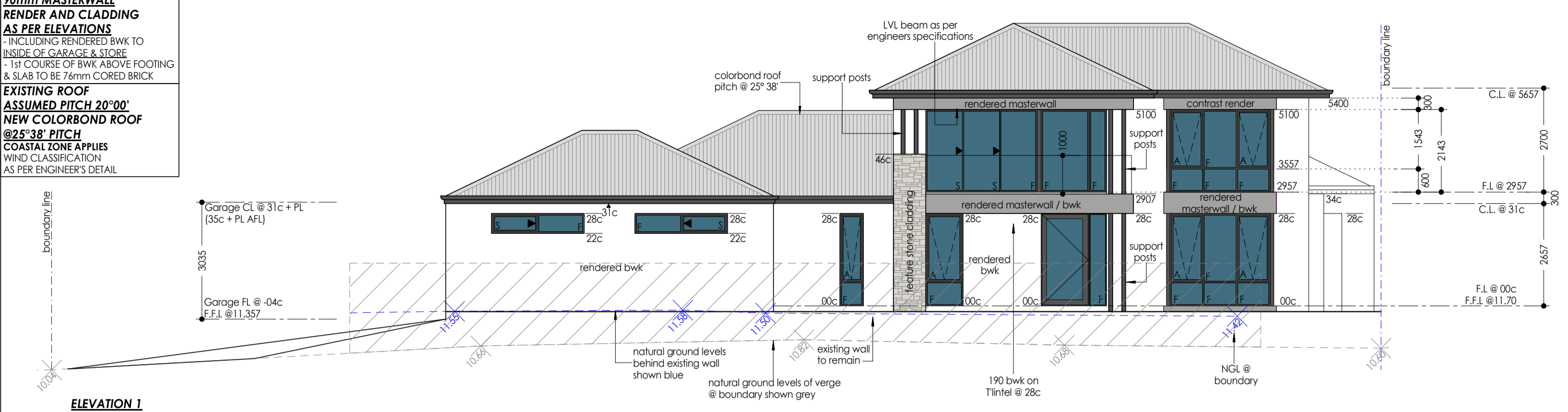
KTR GOODYEAR
24 REES DRIVE
QUINNS ROCKS
CITY OF WANNEROO

JOB NUMBER		DRAWING NAME		KTR CREATIONS		CONSTRUCTION NOTE	
2023079		UPPER FLOOR PLAN		IMAGINE CREATE CONSTRUCT		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.	
DATE	15/09/2022	REVISION DESCRIPTION	IN.	DATE	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	06 of 07	CONCEPT DESIGN - REV A		21/09/2022			
SCALE	1:100	PLANNING DRAWINGS	TR	5/10/2023			
REVISION	-			1 Carbonate Road Wangara, 6077			

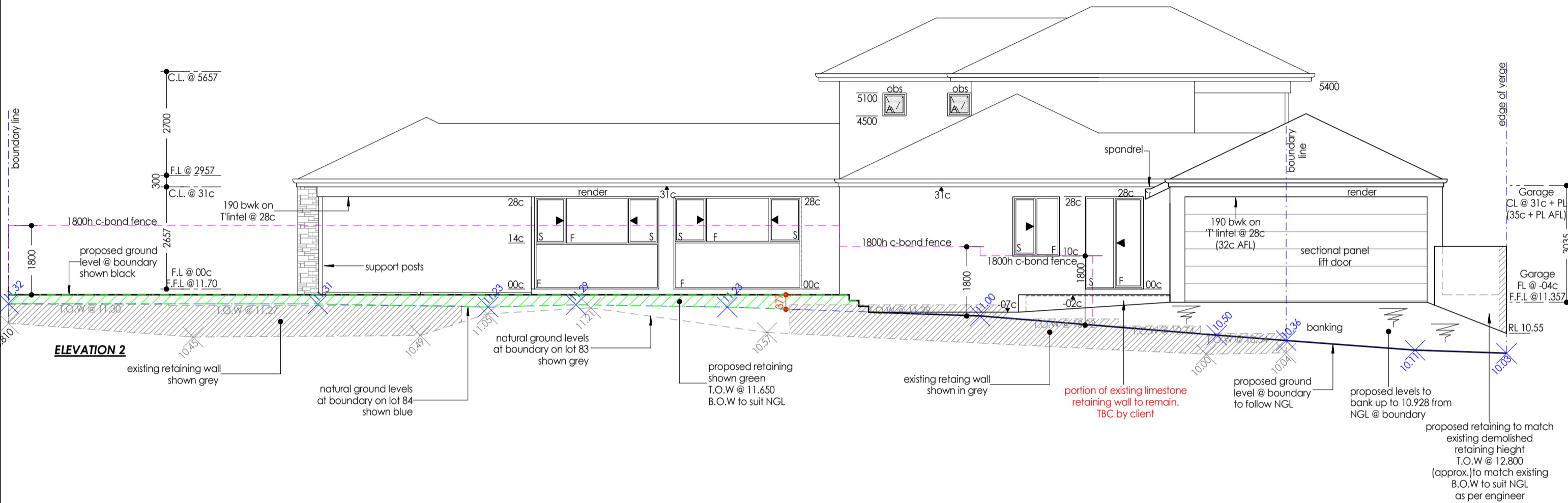
EXISTING 1c FACE BRICKWORK TO BE RENDERED
NEW RENDERED MAXI BRICKWORK
BASED ON 305 x 90 x 162mm UPPER FLOOR
90mm STUDWORK WITH 90mm MASTERWALL
RENDER AND CLADDING AS PER ELEVATIONS
 - INCLUDING RENDERED BWK TO INSIDE OF GARAGE & STORE
 - 1st COURSE OF BWK ABOVE FOOTING & SLAB TO BE 76mm CORED BRICK

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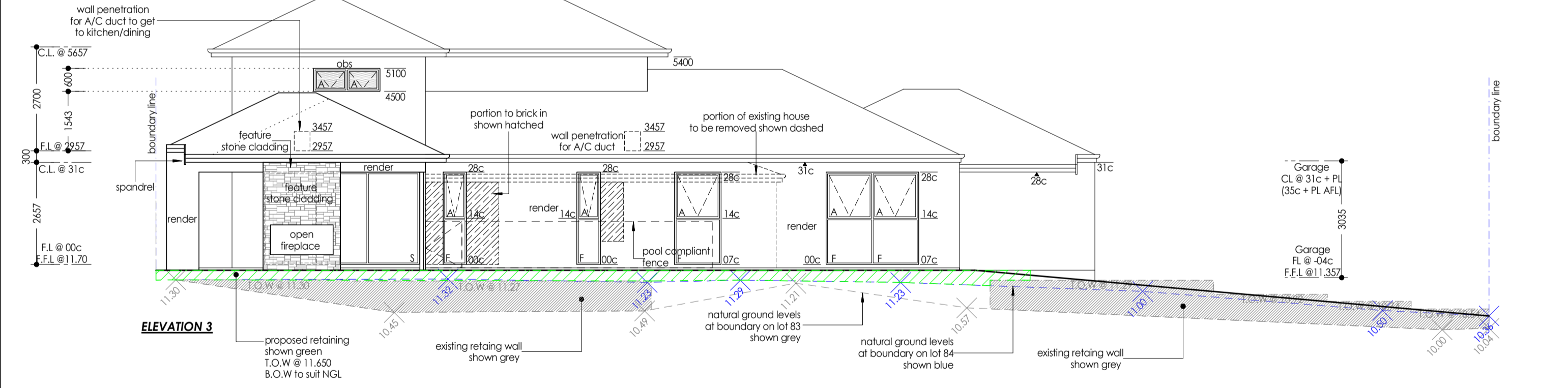
EXISTING ROOF ASSUMED PITCH 20°00'
NEW COLORBOND ROOF @25°38' PITCH
 COASTAL ZONE APPLIES WIND CLASSIFICATION AS PER ENGINEER'S DETAIL



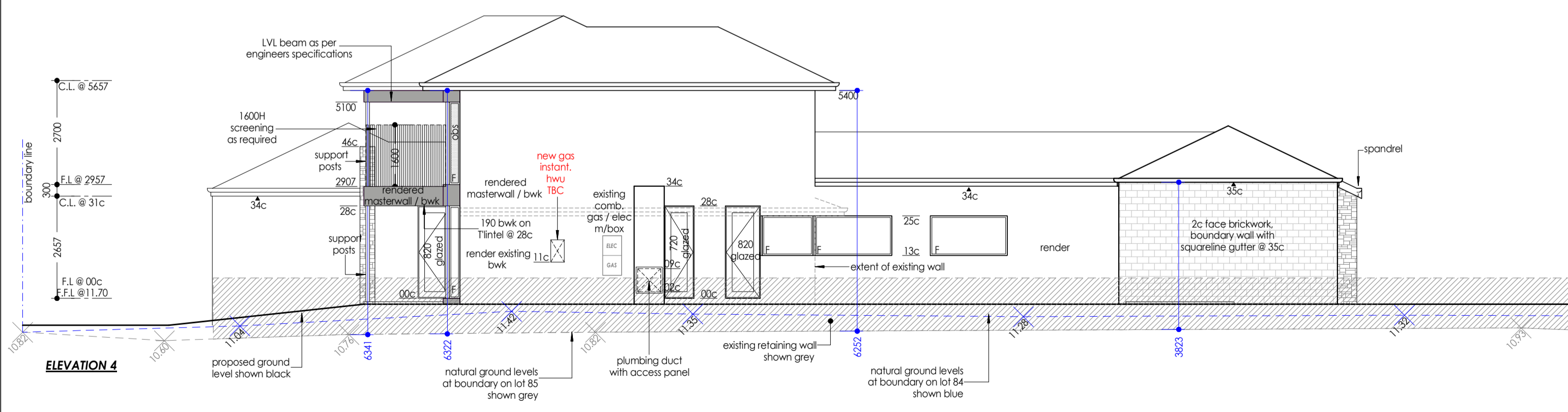
ELEVATION 1



ELEVATION 2



ELEVATION 3



ELEVATION 4



GOODYEAR
 24 REES DRIVE
 QUINNS ROCKS
 CITY OF WANNEROO

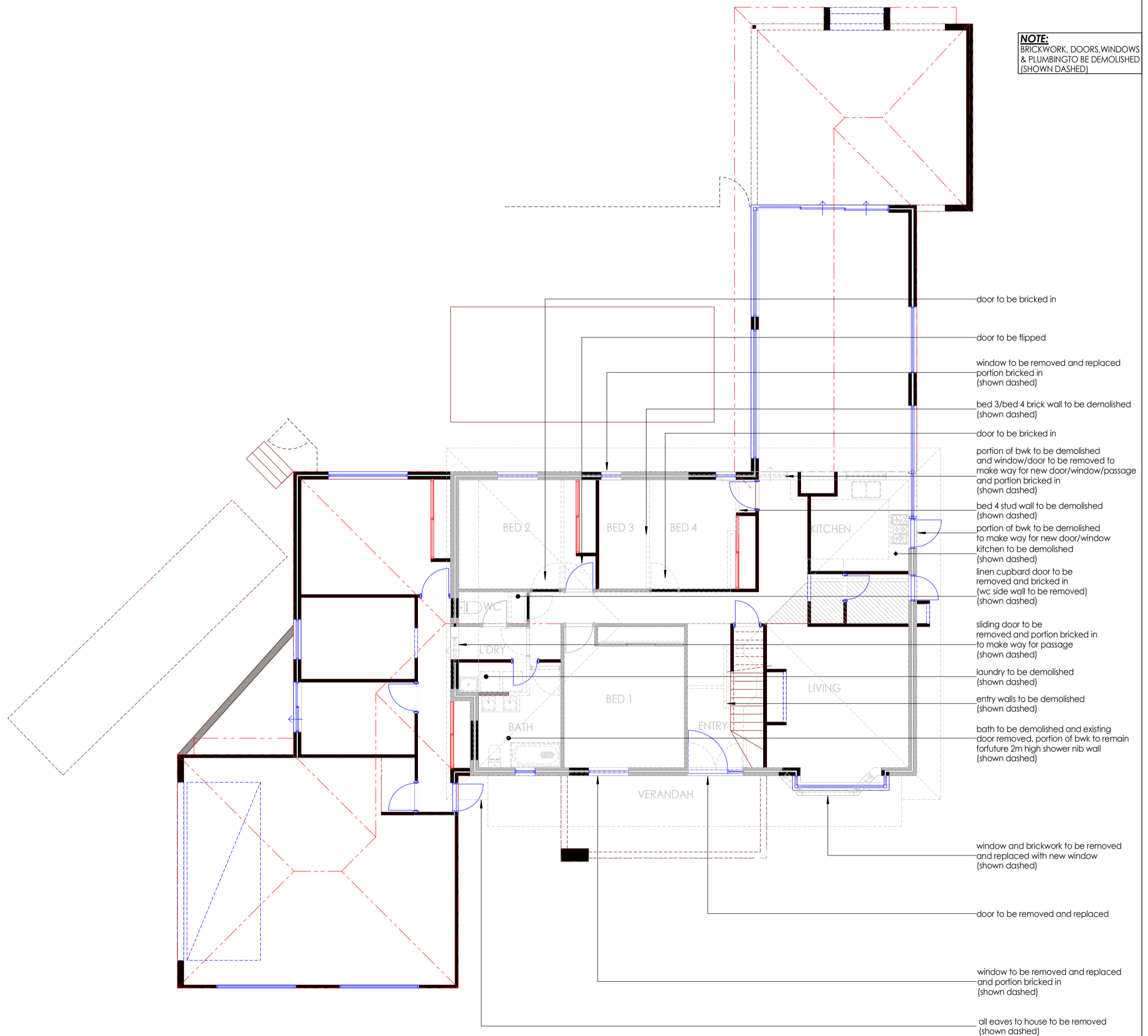
JOB NUMBER 2023079		DRAWING NAME ELEVATIONS	
DATE SEPTEMBER 2023	REVISION DESCRIPTION	IN.	DATE
SHEET 07 of 07	CONCEPT DESIGN		15/09/2022
SCALE 1:100	REVISION		21/09/2022
			5/10/2023

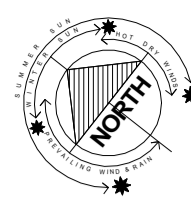
KTR CREATIONS
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 BUILDING DESIGN AND DRAFTING
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 design@ktrcreations.com.au
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 1 Carbonate Road
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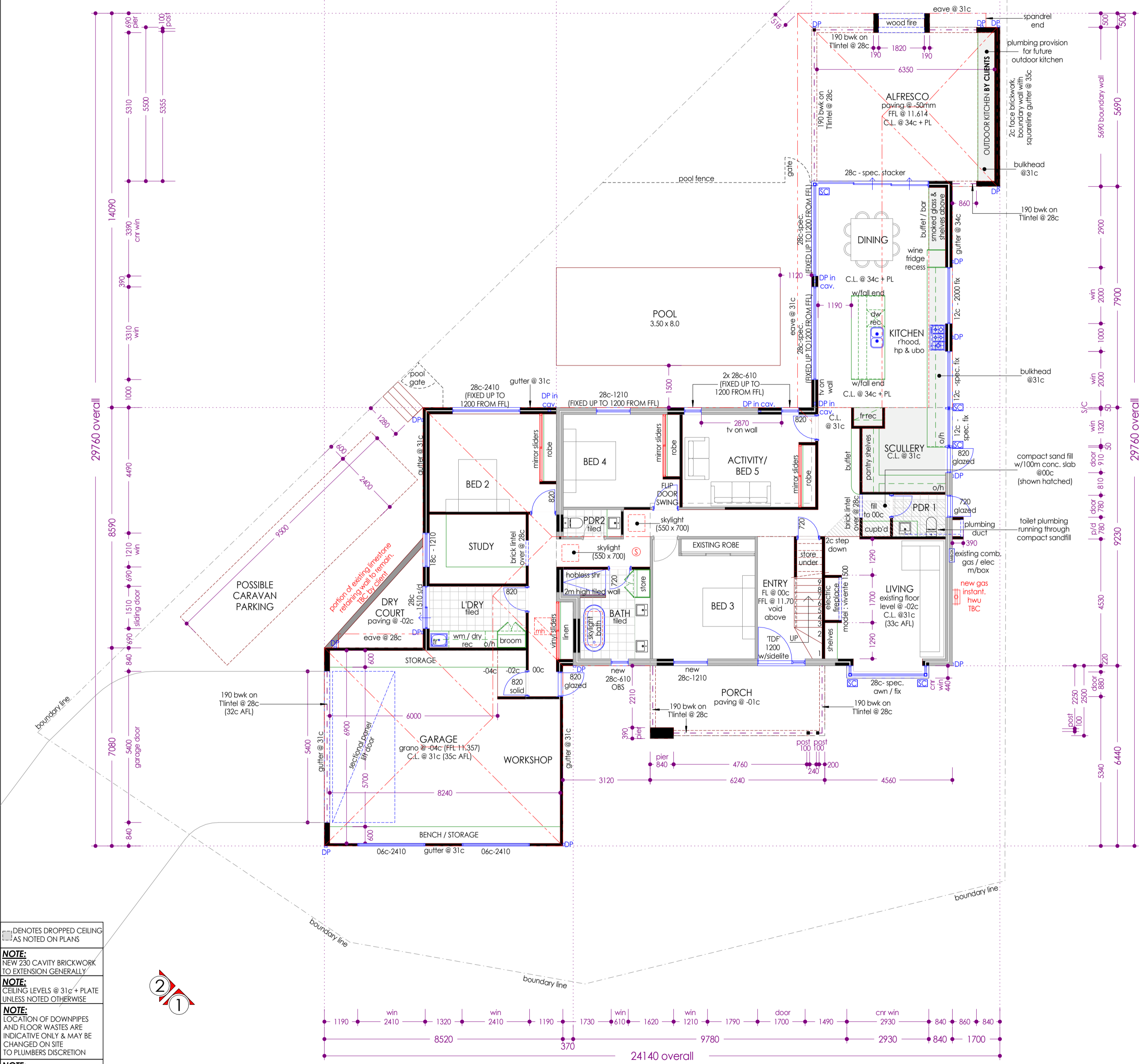
JOB NUMBER 2023079		DRAWING NAME DEMO PLAN		KTR CREATIONS IMAGINE CREATE CONSTRUCT		CONSTRUCTION NOTE All drawings to be reviewed and checked by the Builder, Client, Sub-Contractors or the like before commencement of any works. No responsibility will be accepted by KTR Creations if no correspondence was coordinated prior or during construction.	
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SHEET 04 of 07	REVISION A2		DATE 21/09/2022				
SCALE 1:100			DATE 5/10/2023				





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TOTAL AREA	424.058m²		
OPEN SPACE CALCULATOR			
LOT AREA	801.000m ²	R20	
OPEN SPACE REQUIRED	400.500m ²	(50%)	
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☐ DENOTES DROPPED CEILING AS NOTED ON PLANS

NOTE:
NEW 230 CAVITY BRICKWORK TO EXTENSION GENERALLY

NOTE:
CEILING LEVELS @ 31c + PLATE UNLESS NOTED OTHERWISE

NOTE:
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Ⓢ DENOTES SMOKE DETECTOR

KTR CREATIONS

GOODYEAR

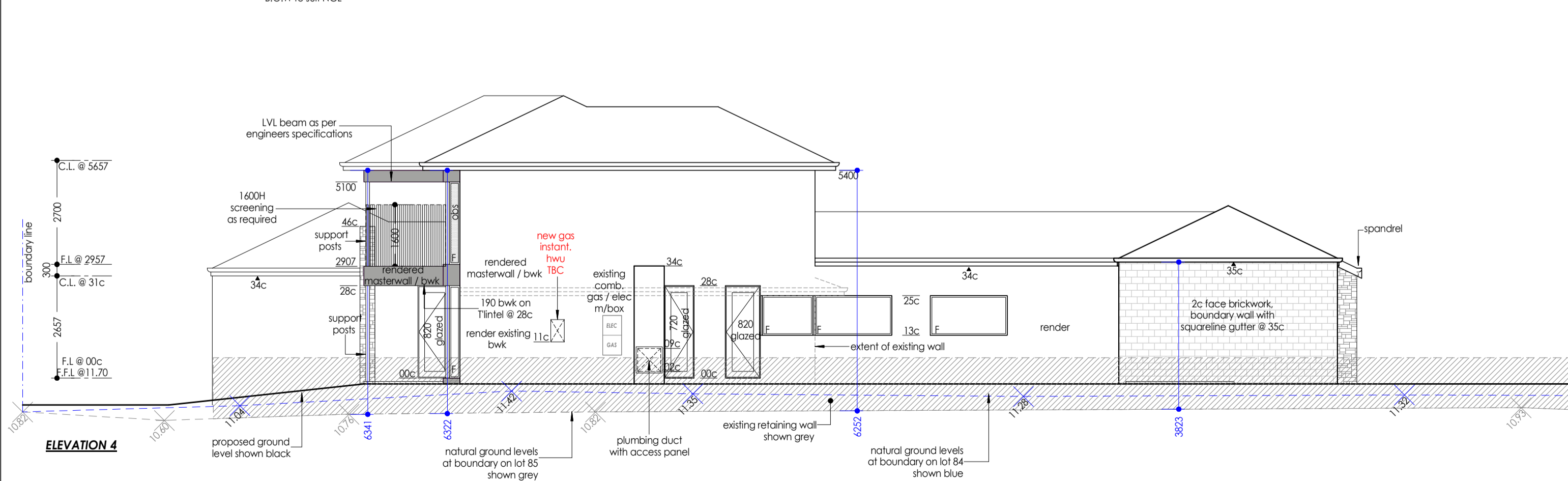
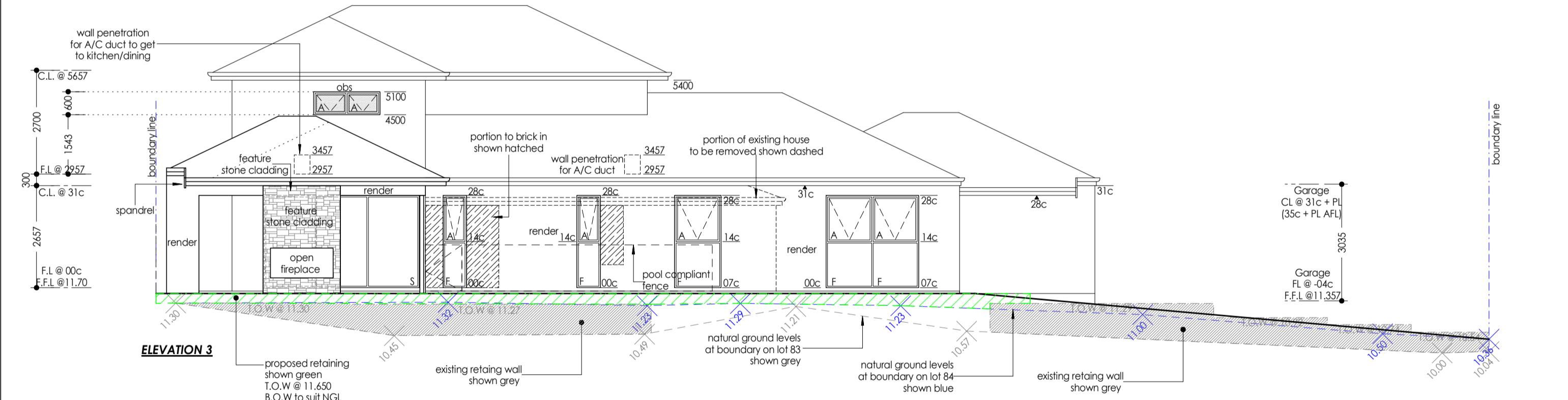
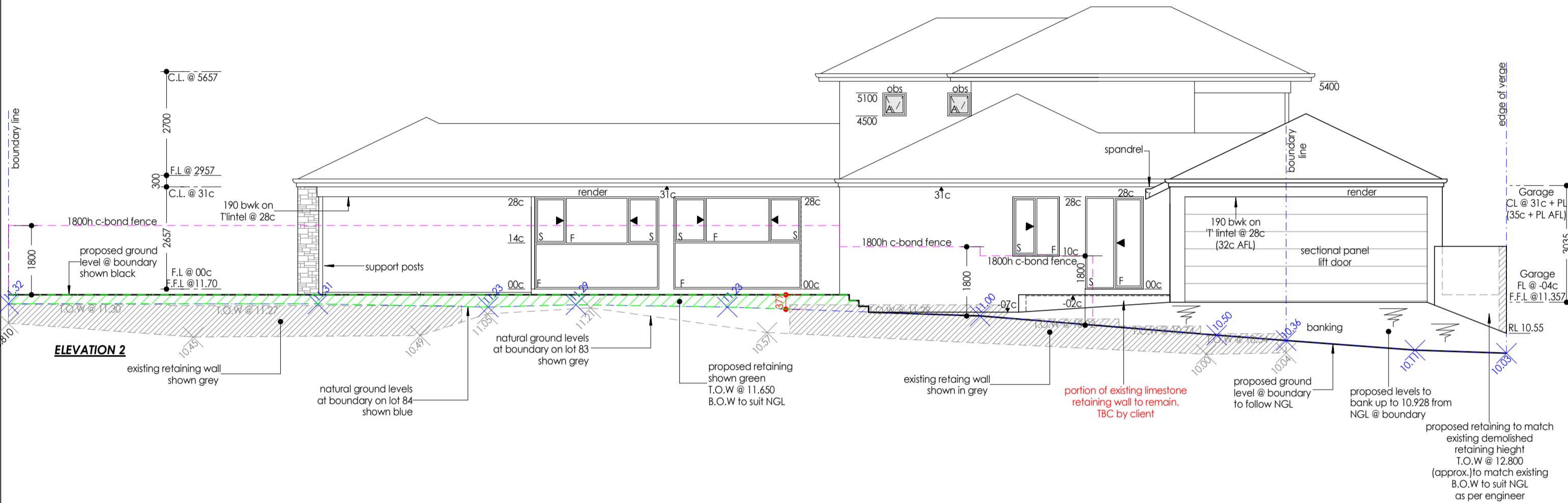
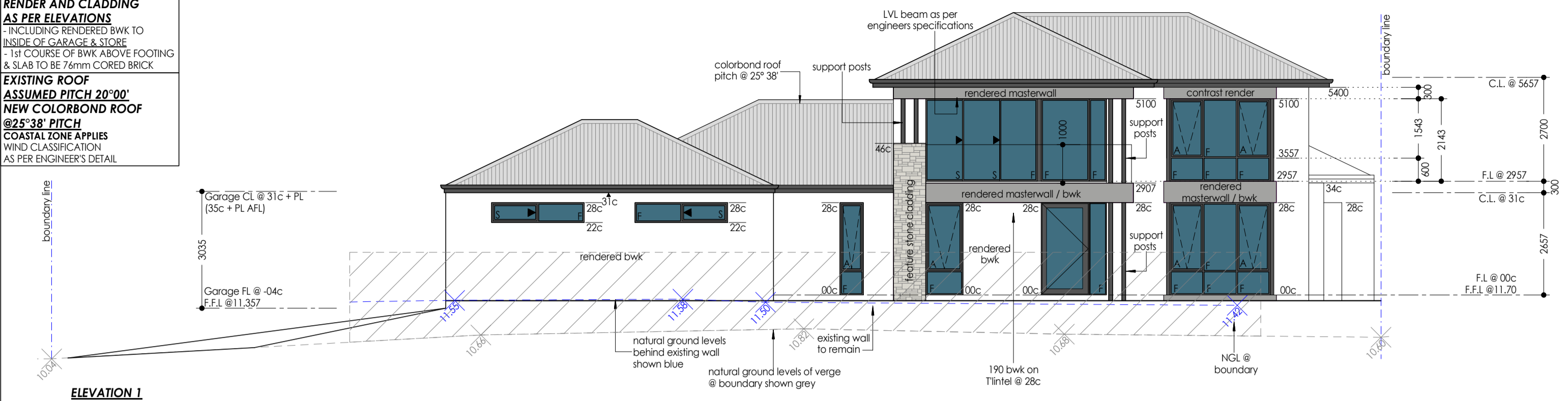
24 REES DRIVE
QUINNS ROCKS
CITY OF WANNEROO

JOB NUMBER		DRAWING NAME		KTR CREATIONS		CONSTRUCTION NOTE	
2023079		PROPOSED FLOOR PLAN		IMAGINE CREATE CONSTRUCT		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.	
DATE	REVISION DESCRIPTION	IN.	DATE	BUILDING DESIGN AND DRAFTING www.ktrcreations.com.au design@ktrcreations.com.au 9381 2106 1 Carbonate Road Wangara, 6077			
SEPTEMBER 2023	CONCEPT DESIGN	15/09/2022					
SHEET 05 of 07	CONCEPT DESIGN - REV A	21/09/2022					
SCALE	REVISION			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			
1:100	-						

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EXISTING ROOF ASSUMED PITCH 20°00'
NEW COLORBOND ROOF @25°38' PITCH
 COASTAL ZONE APPLIES WIND CLASSIFICATION AS PER ENGINEER'S DETAIL



GOODYEAR
 24 REES DRIVE
 QUINNS ROCKS
 CITY OF WANNEROO

JOB NUMBER 2023079		DRAWING NAME ELEVATIONS	
DATE SEPTEMBER 2023	REVISION DESCRIPTION	IN.	DATE
SHEET 07 of 07	CONCEPT DESIGN	15/09/2022	
SCALE 1:100	REVISION	21/09/2022	
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