



**FEATURE SYMBOL LEGEND**

POWER	
CABLE DOME	POWER POLE
CABLE BOX	CONSUMER POLE
POWER MARKER	EXPOSED CABLES
LIGHT POLE	STAYWIRE ANCHOR
WATER	
WATER METER / TAP	FIRE HYDRANT
TAP	STOP VALVE
FLUSHING POINT	RETIC VALVE
BORE	WATER MARKER
SEWERAGE	
SEWER MH (SQUARE LID)	SEWER MH (ROUND LID)
INSPECTION SHAFT	INSPECTION OPENING
HOUSE CONNECTION	
TELSTRA	
TELSTRA PIT	TELSTRA MANHOLE
TELSTRA MARKER	
DRAINAGE	
DRAIN M/H (SQUARE LID)	DRAIN M/H (ROUND LID)
SIDE ENTRY PIT	DRAINAGE GRATE
COMBINED ENTRY PIT	
GAS	
GAS METER	GAS VALVE
GAS MARKER	
SURVEY MARKS	
PEG FOUND	PEG GONE
DRILL HOLE	BENCH MARK
PEN MARK	NAIL & PLATE
	NAIL
MISCELLANEOUS INFO.	
STREET SIGN	SPOT HEIGHT
UNKNOWN SERVICE MARKER	BOLLARD
OVERHEAD POWER LINE	SEWER LINE
FENCE LINE	WINDOW / OPENING
SERVICE DETAILS	
WATER: L	OVERHEAD POWER: NS
U/G POWER: L	TELSTRA: A, TBC
GAS: A, TBC	SEWER: L
SERVICE NOTES	
L: LOCATED	NS: NO SERVICE
A: AVAILABLE BUT NOT LOCATED	
TBC: LOCATION TO BE CONFIRMED	

**IMPORTANT FEATURE SURVEY NOTES**

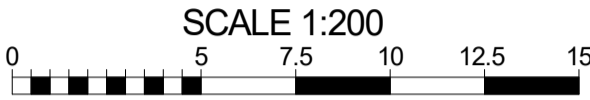
- The boundary information on this site plan is approximate only. The boundary has been positioned using a best-fit of available survey marks and fence lines. A repeg / bdy identification survey is recommended if an accurate position of features / improve
- The sewer junction on this plan has been plotted using information provided by the Water Corporation. A site inspection is required by the builder / developer in order to verify the position and depth of the sewer connection.
- The lot dimensions shown on this feature survey plan have been taken from L.T.O survey plans. The final repegged dimensions may vary due to adjustments made during field survey.
- All service information shown of this plan should be verified with the relevant authorities.
- Pro West Surveying does not accept liability for any loss or damage caused by the use of this feature survey plan for any purpose.

**SEWER JUNCTION DETAILS**

HOUSE CONNECTION (HC) IL:	19.62
UP DISTANCE:	0.0
DEPTH TO CONNECTION:	1.0

**NOTES**

- ALL FEATURES IN GOOD CONDITION
- DEVELOPMENT AREA: ESTABLISHED
- (A) EASEMENT - SEWERAGE

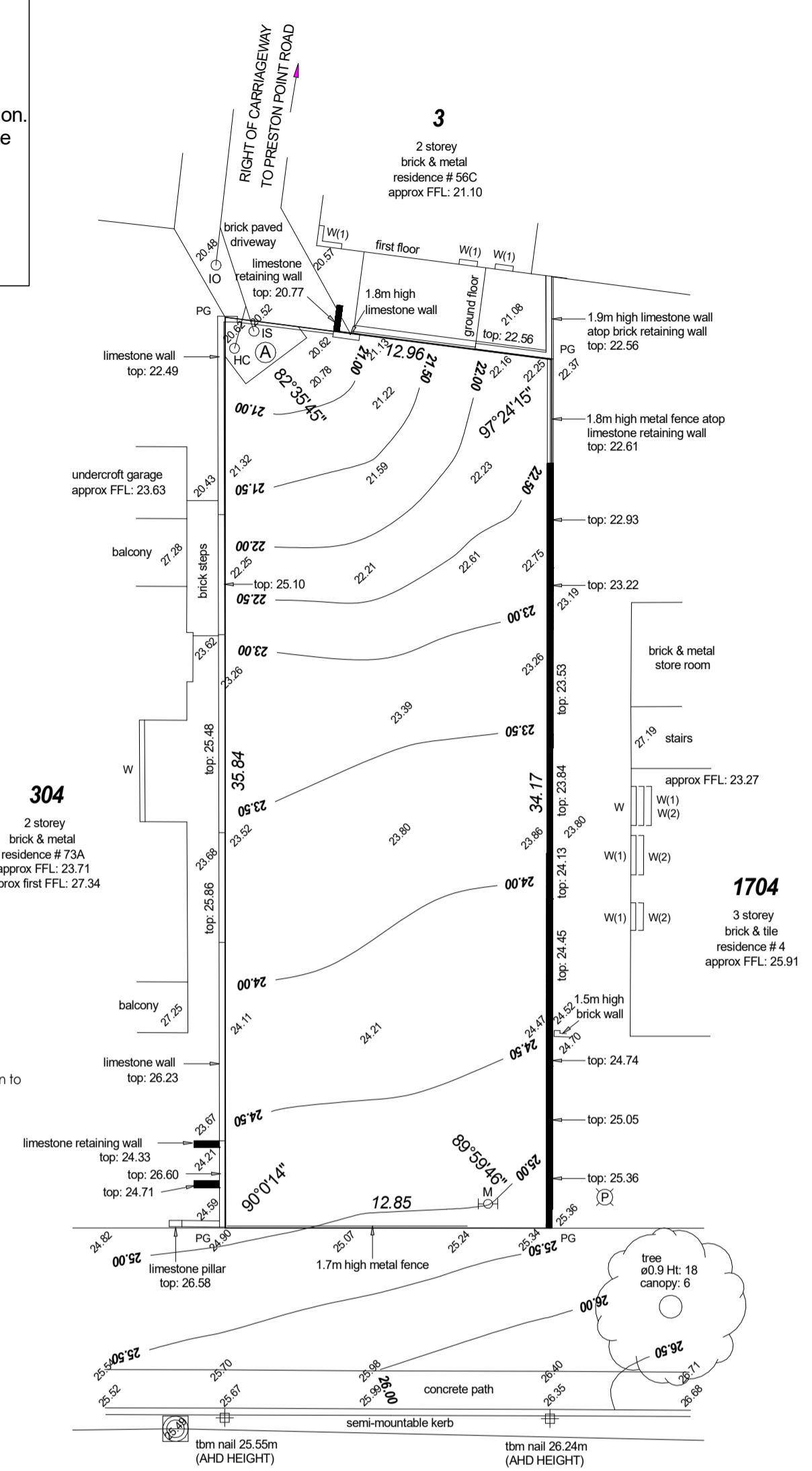
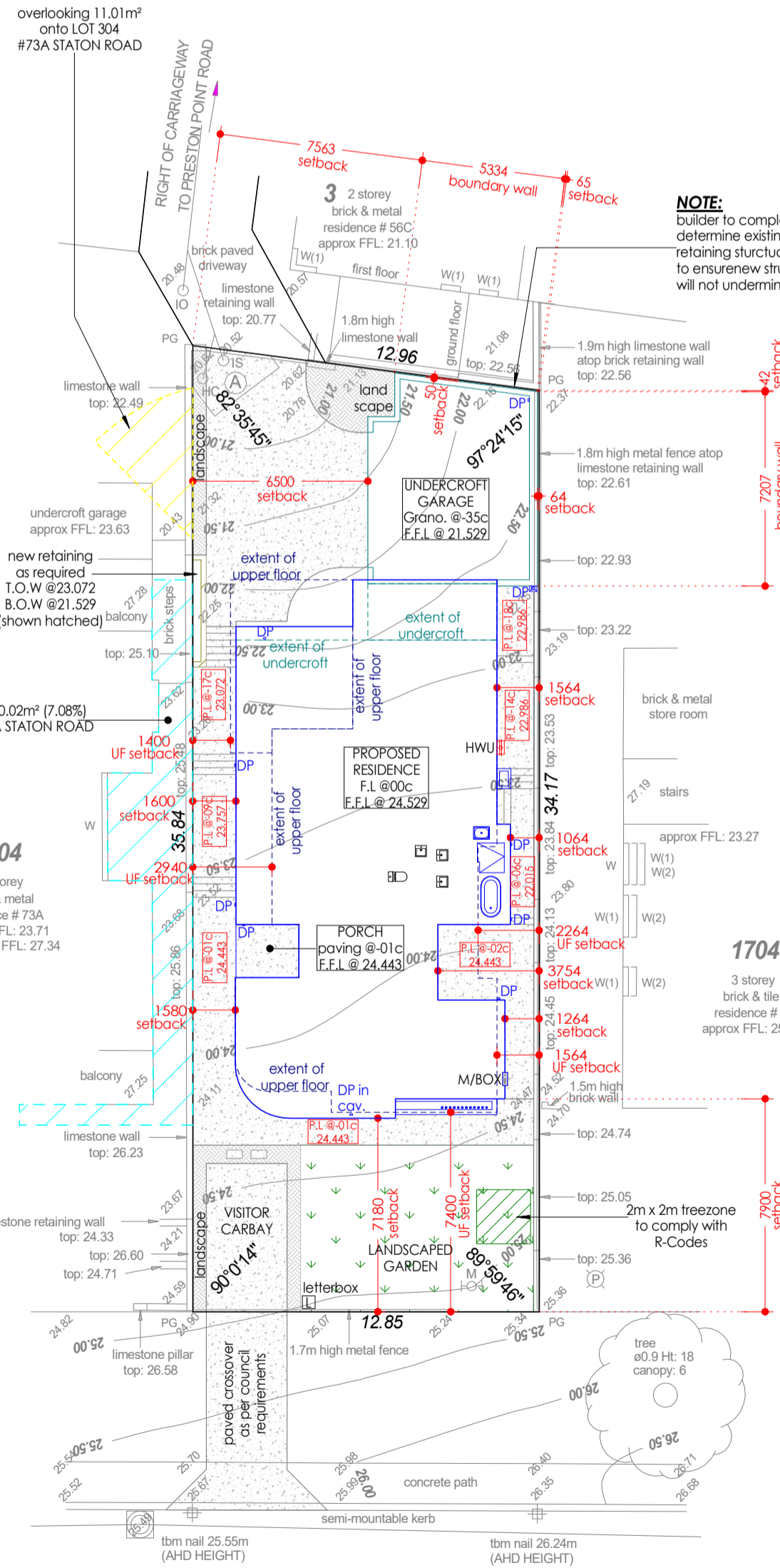


I/WE BEING THE OWNERS OF THE ADJOINING BLOCK TO LOT 303 (#73B) STATION ROAD, EAST FREMANTLE, HAVE INSPECTED THIS PLAN AND HAVE NO OBJECTION TO THE PROPOSED:

\*FINISHED FLOOR LEVEL BEING 24.529  
 \*OVERLOOKING 11.01m<sup>2</sup> ONTO ADJOINING BLOCK

SIGNED...../...../2024

SIGNED...../...../2024



**OVERSHADOWING CALCULATIONS**  
 AREA OF NEIGHBOURING PROPERTY = 510m<sup>2</sup>  
 AREA OF SHADOW CAST ON 21 JUNE = 40.02m<sup>2</sup>  
 MAXIMUM ALLOWABLE COVERAGE = 25%  
 PROPOSED RESIDENCE ACTUAL COVERAGE = 7.08%

**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.

- 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 HOBLESS SHOWERS. LOCATION TO THE DISCRETION OF THE PLUMBER
- NOTE:**  
 EXISTING FENCES TO BE REMOVED AND REPLACED TO ALLOW CONSTRUCTION OF BOUNDARY WALLS AT BUILDERS DISCRETION. NECESSARY PERMISSIONS TO OBTAINED BY BUILDER PRIOR TO REMOVAL

**STATION ROAD**  
(bitumen)

**PROPOSED SITE PLAN**

JOB NUMBER	2024039	DRAWING NAME	SITE PLANS
START DATE	MARCH 2024	REVISION DESCRIPTION	IN. DATE
SHEET	01 of 05	FINAL CONCEPT DESIGN	KS 16/04/2024
SCALE	1:200	PLANNING DRAWINGS	TR 20/05/2024
REVISION	-		

**KTR CREATIONS**  
 IMAGINE | CREATE | CONSTRUCT

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

1 Carbonate Road,  
 Wangara, WA 6045

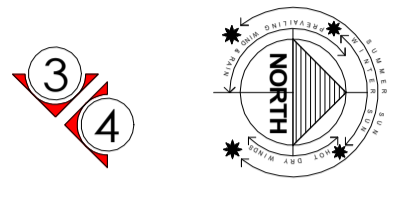
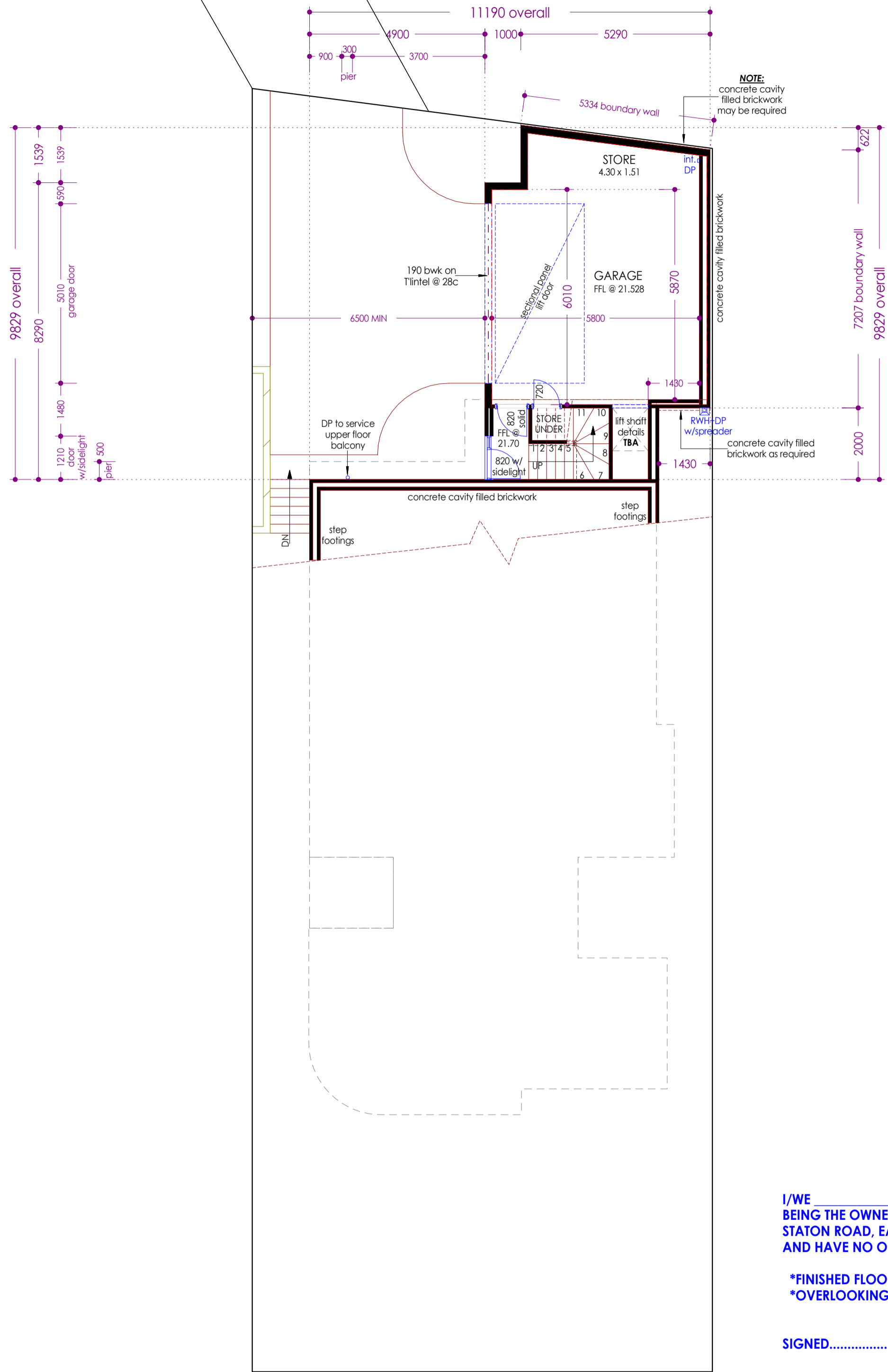
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**RENDERED MAXI BRICKWORK**  
**BASED ON 305 x 90 x 162mm**  
**1c FACE BRICKWORK**  
**BASED ON 230 x 110 x 76mm**  
**RENDER AND CLADDING**  
**AS PER ELEVATIONS**  
 - USE ONE HALF BONDING METHOD  
 WITH STD CUTS WHERE APPLICABLE  
 AND SQUINTS TO 45° EXT CORNERS  
 - INCLUDING RENDERED BWK TO  
 INSIDE OF GARAGE & STORE  
 - 1st COURSE OF BWK ABOVE FOOTING  
 & SLAB TO BE 76mm CORED BRICK

**COLORBOND ROOF**  
**@5°00' PITCH U.O.N**  
 WIND CLASSIFICATION  
 AS PER ENGINEER'S DETAILS

AREAS	
UNDERCROFT GARAGE	45.008m <sup>2</sup>
UNDERCROFT ENTRY	10.157m <sup>2</sup>
<b>TOTAL UNDERCROFT AREA</b>	<b>55.165m<sup>2</sup></b>
GROUND FLOOR	174.415m <sup>2</sup>
PORCH	4.680m <sup>2</sup>
<b>TOTAL GROUND FLOOR AREA</b>	<b>179.095m<sup>2</sup></b>
UPPER FLOOR	146.473m <sup>2</sup>
BALCONY	26.477m <sup>2</sup>
<b>TOTAL UPPER FLOOR AREA</b>	<b>172.949m<sup>2</sup></b>
<b>TOTAL AREA</b>	<b>407.209m<sup>2</sup></b>
OPEN SPACE CALCULATOR	
LOT AREA	449.95m <sup>2</sup> R12.5
OPEN SPACE REQUIRED	247.473m <sup>2</sup> (55%)
PROPOSED SITE COVER	240.29m <sup>2</sup> (53.40%)
OPEN SPACE PROVIDED	209.71m <sup>2</sup> (46.60%)



I/WE \_\_\_\_\_  
 BEING THE OWNERS OF THE ADJOINING BLOCK TO LOT 303 (#73B)  
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 \*OVERLOOKING 11.01m<sup>2</sup> ONTO ADJOINING BLOCK

SIGNED...../...../2024

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- NOTE:**  
190 CAVITY BRICKWORK GENERALLY
- NOTE:**  
CEILING LEVELS @31c + PL AFL
- 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
- DENOTED STRUCTURAL COLUMN &/or WIND POSTS (REFER ENGS.)
- Ⓢ DENOTES SMOKE DETECTOR

**KTR CREATIONS**  
**STANES**  
 73B STATION ROAD  
 EAST FREMANTLE  
 TOWN OF EAST FREMANTLE

JOB NUMBER <b>2024039</b>		DRAWING NAME <b>UNDERCROFT PLAN</b>		KTR CREATIONS IMAGINE   CREATE   CONSTRUCT	
START DATE MARCH 2024	REVISION DESCRIPTION FINAL CONCEPT DESIGN	IN. KS	DATE 16/04/2024	BUILDING DESIGN AND DRAFTING www.ktrcreations.com.au design@ktrcreations.com.au 9381 2106	
SHEET 02 of 05	A2	PLANNING DRAWINGS	TR	20/05/2024	
SCALE 1:100	REVISION -			1 Carbonate Road, Wangara, WA 6065	

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**NOTE:**  
 DENOTES  
 DROPPED/RAISED CEILING  
 AS NOTED ON PLANS

**NOTE:**  
 230 CAVITY  
 BRICKWORK GENERALLY

**NOTE:**  
 CEILING LEVELS UNDER  
 SUSPENDED SLAB @ 32c  
 MINUS FURRING CHANNELS  
 UNLESS NOTED OTHERWISE

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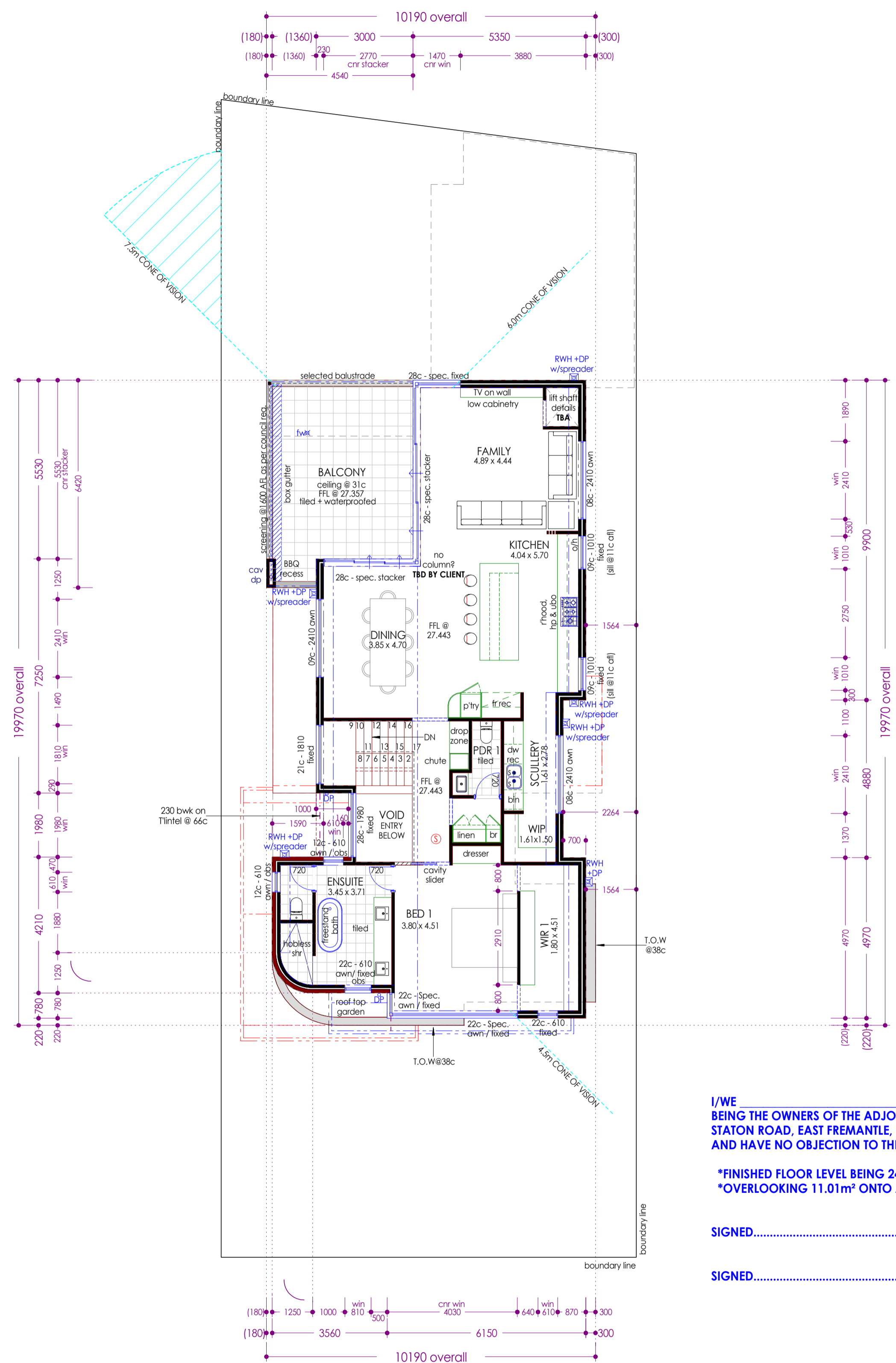
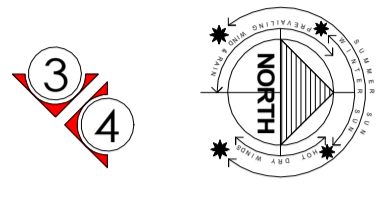
**KTR STANES**  
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 EAST FREMANTLE  
 TOWN OF EAST FREMANTLE

JOB NUMBER		DRAWING NAME		KTR CREATIONS		CONSTRUCTION NOTE	
2024039		GROUND 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.	
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**STANES**  
 738 STATION ROAD  
 EAST FREMANTLE  
 TOWN OF EAST FREMANTLE

JOB NUMBER		DRAWING NAME		KTR CREATIONS		CONSTRUCTION NOTE	
2024039		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.	
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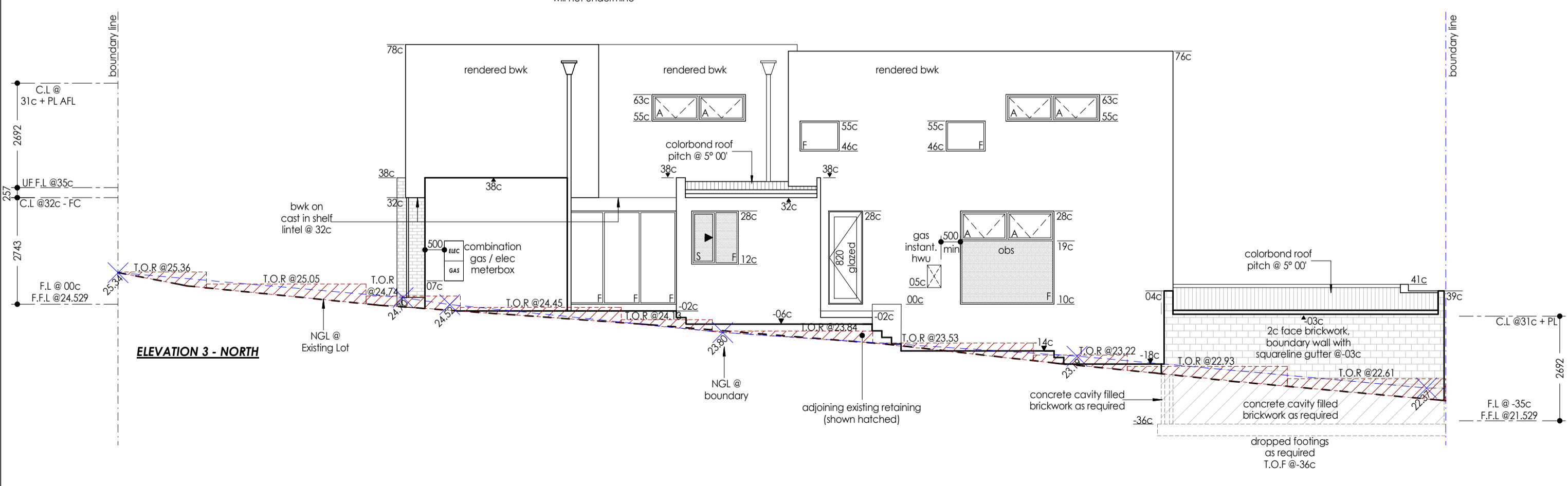
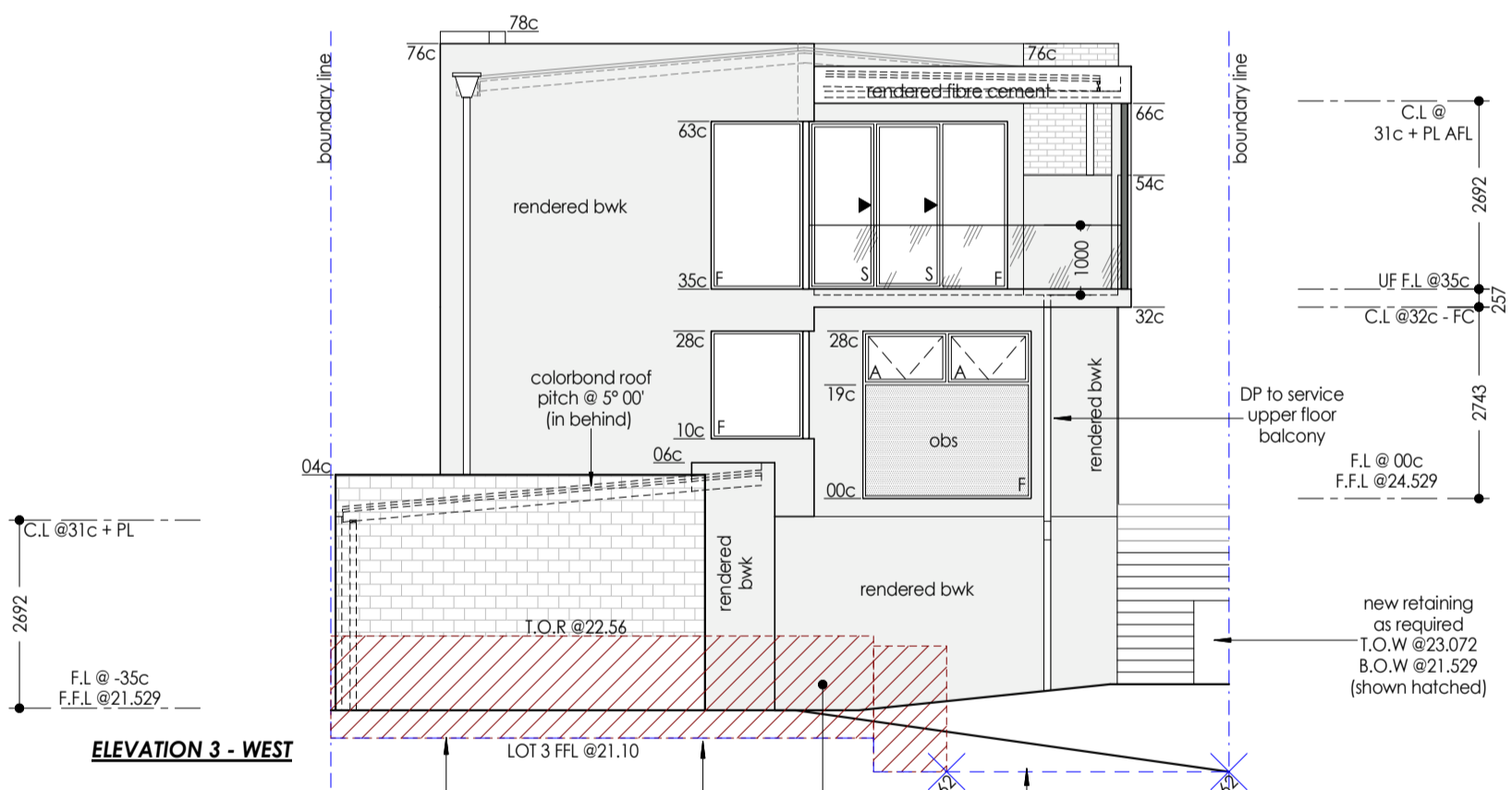
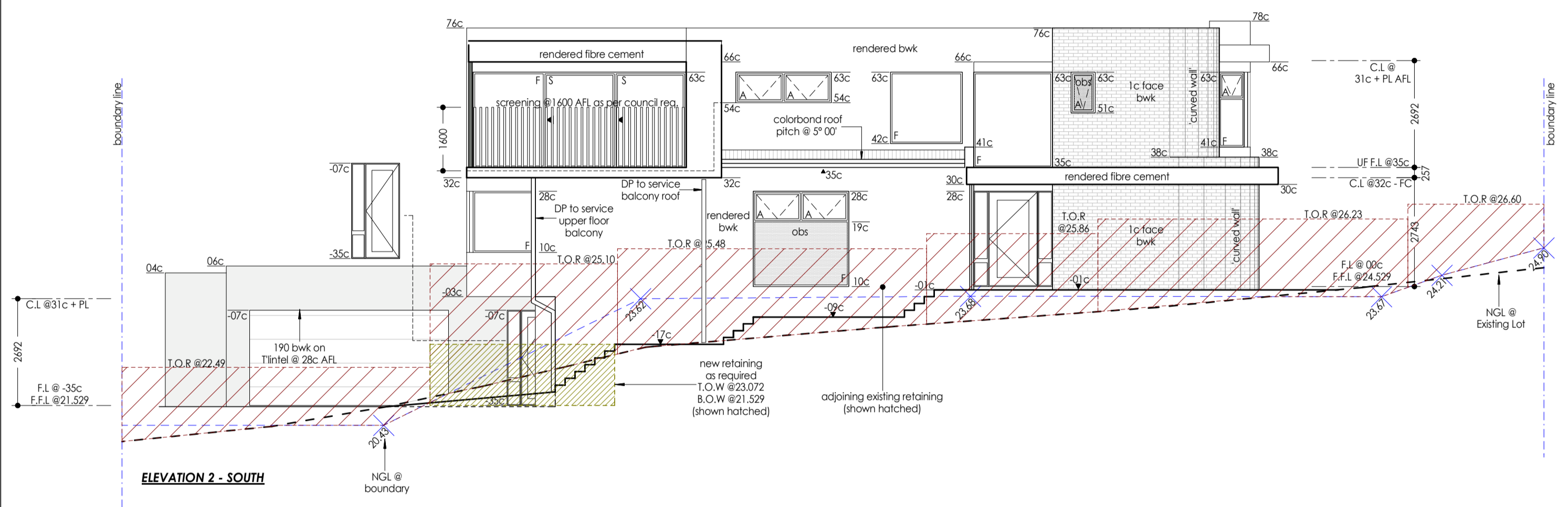
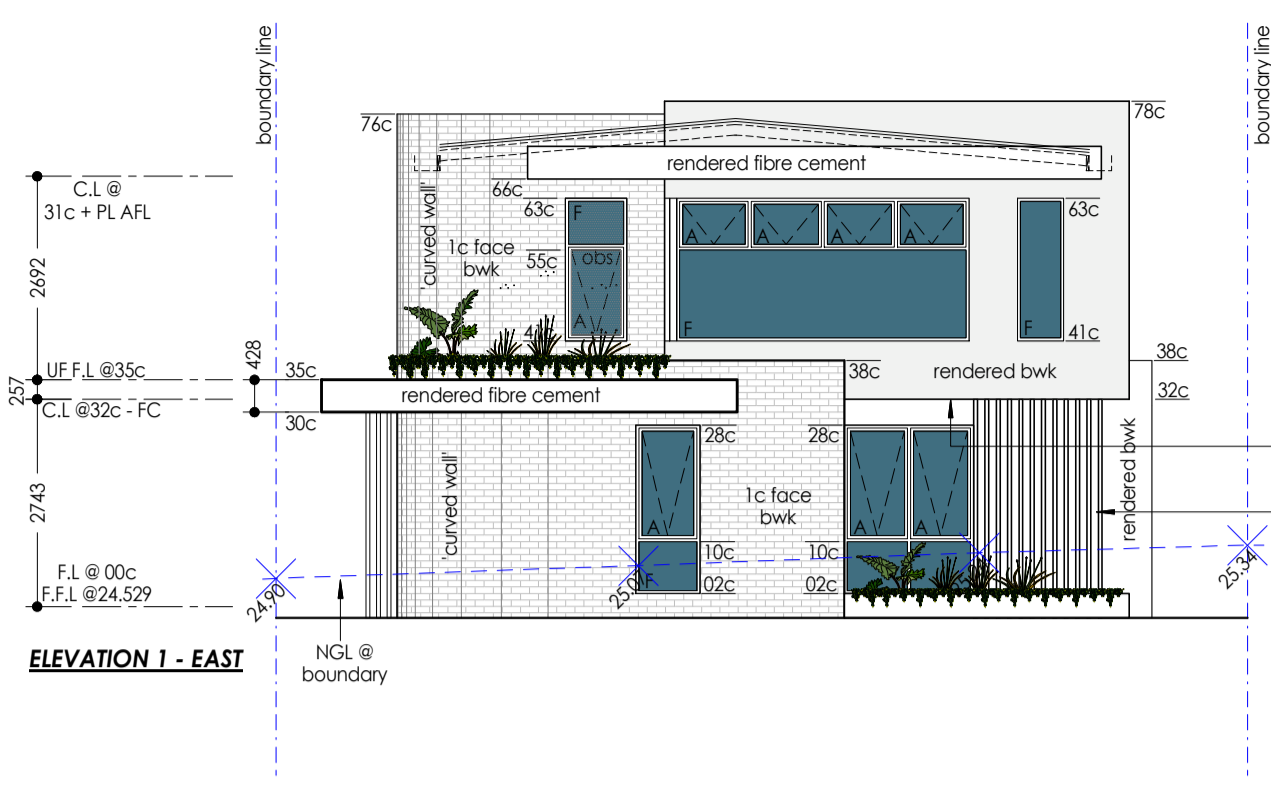
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**KTR STANES**  
 738 STATION ROAD  
 EAST FREMANTLE  
 TOWN OF EAST FREMANTLE

JOB NUMBER <b>2024039</b>		DRAWING NAME <b>ELEVATIONS</b>		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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