

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:
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



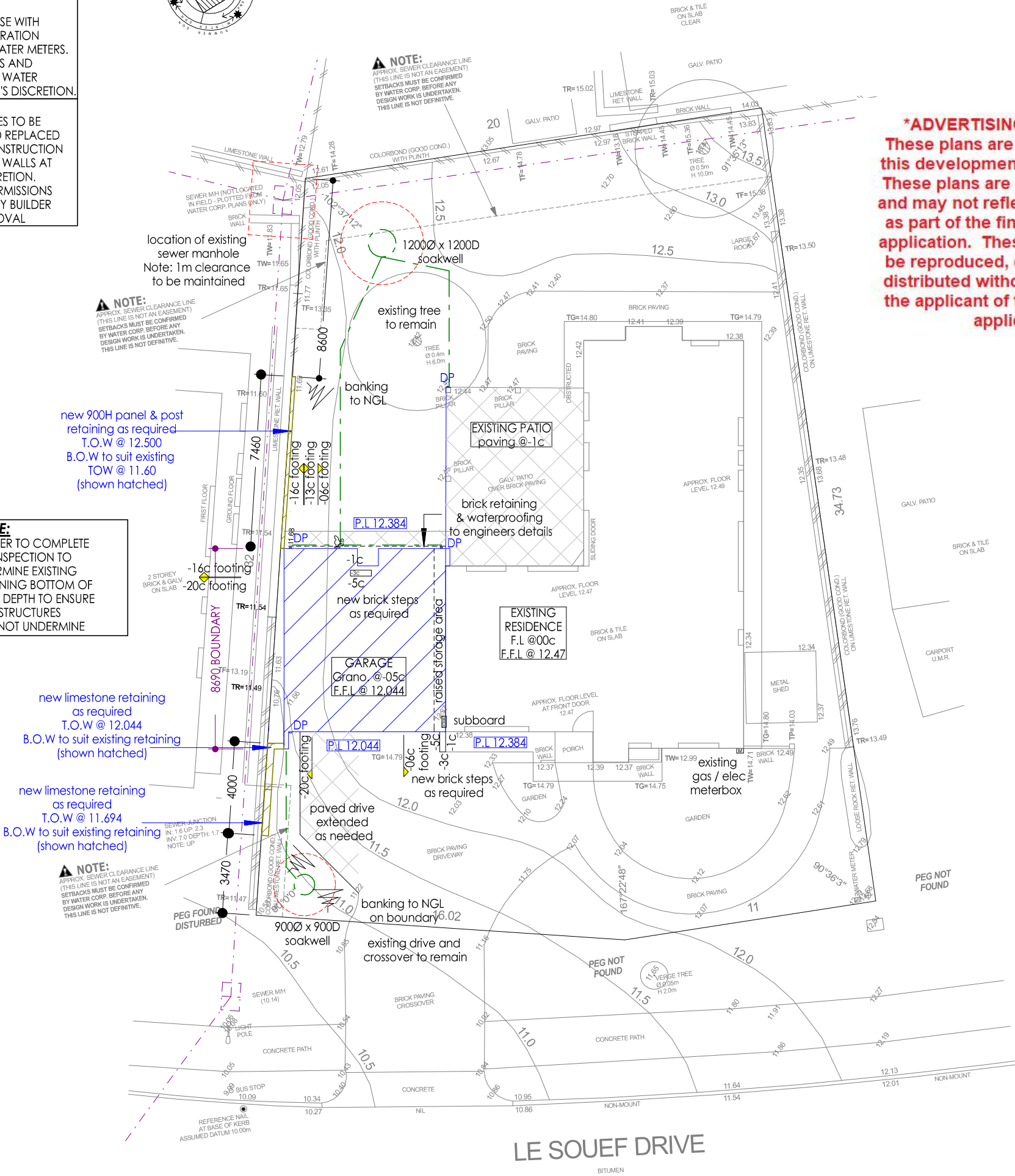
NOTE:
STORMWATER CALCULATIONS ARE BASED ON NEW ROOF AREA ONLY. PLUMBER TO ASSESS CAPACITY OF EXISTING DOWN PIPES AND SOAKWELLS. ANY ADDITIONAL DOWNPIPES AND SOAKWELLS TO PLUMBERS DISCRETION.

DRAINAGE CALCULATIONS:
NEW ROOF AREA TO DWELLING = $106 \times 0.015 = 1.59m^2$
No. OF NEW DOWN PIPES SERVING NEW ROOF AREA = 4
EACH DP SERVED VOLUME (ON AVG.) = $0.39m^3$

DIAMETER	DEPTH	VOLUME REQ	DP SERVED	TOTAL VOLUME
900	900	0.39m ³	1	0.57m ³
1200	1200	1.36m ³	3	1.17m ³
				1.74m ³

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RU DEVELOPMENTS
6 LE SOUEF DRIVE
KARDINYA
CITY OF MELVILLE

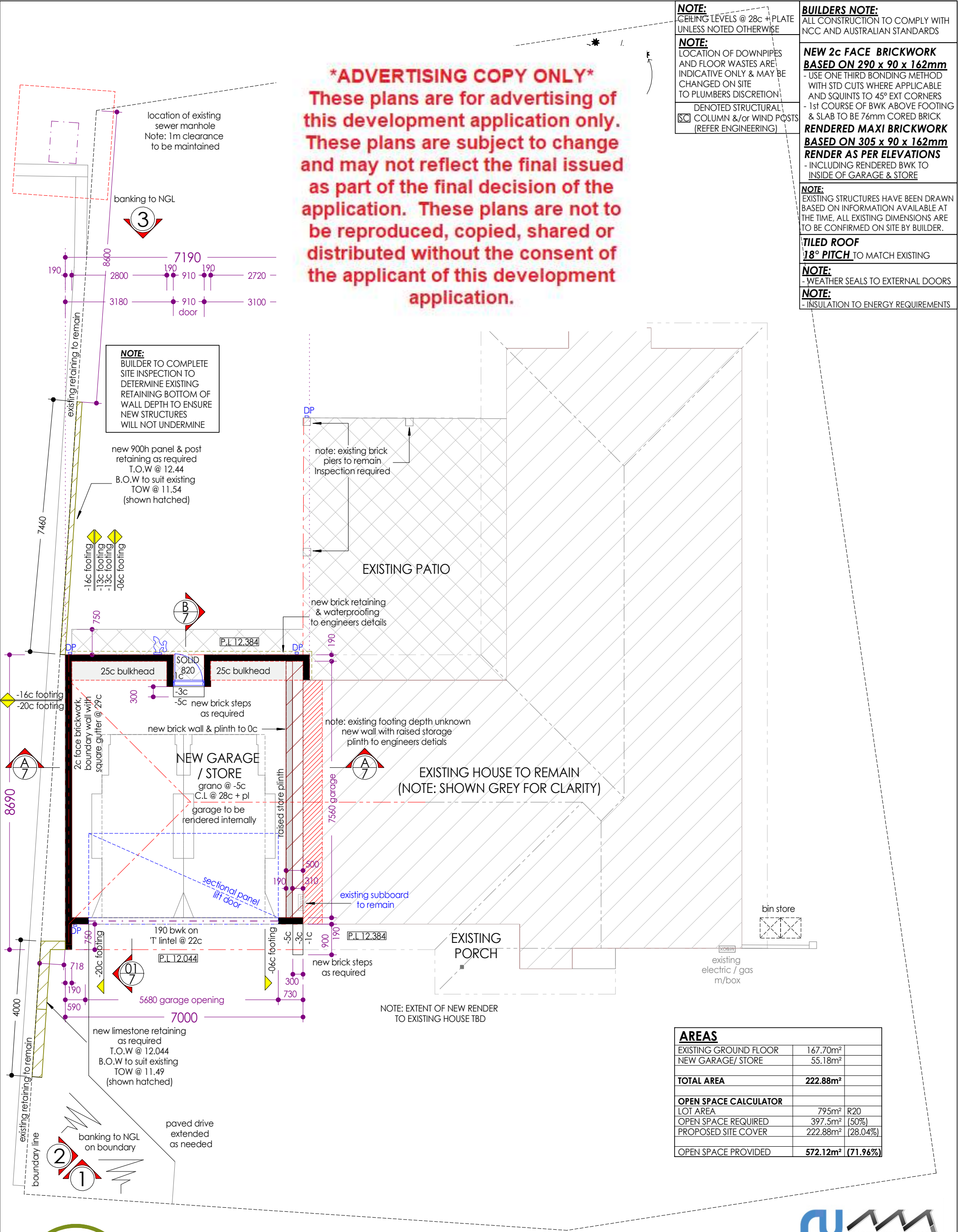
JOB NUMBER		DRAWING NAME		
2026020		PROPOSED SITE PLAN		
START DATE		REVISION DESCRIPTION	IN.	DATE
MAY 2026		CONCEPT	LJ	01/05/26
SHEET		WORKING DRAWINGS	LJ	26/05/26
02 of 08	A3			
SCALE	REVISION			
1:200	-			

KTR CREATIONS
IMAGINE | CREATE | CONSTRUCT
BUILDING DESIGN AND DRAFTING
www.ktrcreations.com.au
design@ktrcreations.com.au
9381 2106
1 Carbonate Road,
Wangara, WA 6065

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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NOTE:
CEILING LEVELS @ 28c + PLATE
UNLESS NOTED OTHERWISE

NOTE:
LOCATION OF DOWNPIPES
AND FLOOR WASTES ARE
INDICATIVE ONLY & MAY BE
CHANGED ON SITE
TO PLUMBERS DISCRETION

DENOTED STRUCTURAL
COLUMN &/or WIND POSTS
(REFER ENGINEERING)

BUILDERS NOTE:
ALL CONSTRUCTION TO COMPLY WITH
NCC AND AUSTRALIAN STANDARDS

**NEW 2c FACE BRICKWORK
BASED ON 290 x 90 x 162mm**
- 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

**RENDERED MAXI BRICKWORK
BASED ON 305 x 90 x 162mm
RENDER AS PER ELEVATIONS**
- INCLUDING RENDERED BWK TO
INSIDE OF GARAGE & STORE

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

**TILED ROOF
18° PITCH** TO MATCH EXISTING

NOTE:
- WEATHER SEALS TO EXTERNAL DOORS

NOTE:
- INSULATION TO ENERGY REQUIREMENTS

AREAS	
EXISTING GROUND FLOOR	167.70m ²
NEW GARAGE/ STORE	55.18m ²
TOTAL AREA	222.88m²
OPEN SPACE CALCULATOR	
LOT AREA	795m ² R20
OPEN SPACE REQUIRED	397.5m ² (50%)
PROPOSED SITE COVER	222.88m ² (28.04%)
OPEN SPACE PROVIDED	572.12m ² (71.96%)



KTR CREATIONS

RU DEVELOPMENTS

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CITY OF MELVILLE

JOB NUMBER
2026020

START DATE
MAY 2026

SHEET
05 of 08

SCALE
1:100

DRAWING NAME
GROUND FLOOR PLAN

REVISION DESCRIPTION	IN.	DATE
CONCEPT	LJ	01/05/26
WORKING DRAWINGS	LJ	26/05/26
CLIENT AMENDMENTS	LJ	08/06/26

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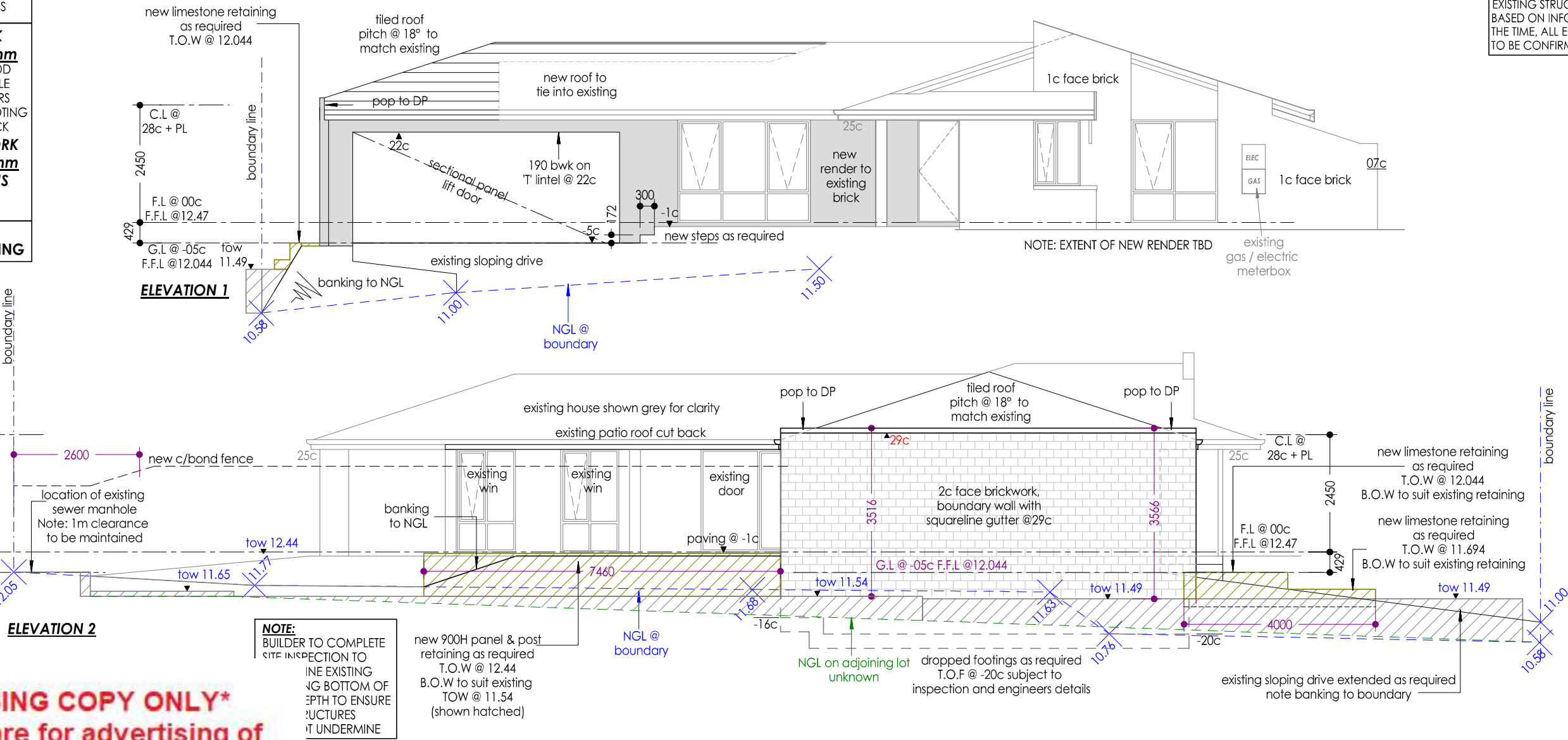
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JOB NUMBER 2026020		DRAWING NAME ELEVATIONS		KTR CREATIONS IMAGINE CREATE CONSTRUCT	
START DATE MAY 2026		REVISION DESCRIPTION	IN.	DATE	
		CONCEPT	LJ	01/05/26	
SHEET 06 of 08		WORKING DRAWINGS	LJ	26/05/26	
A3		CLIENT AMENDMENTS	LJ	08/06/26	
SCALE 1:100		REVISION	-		

