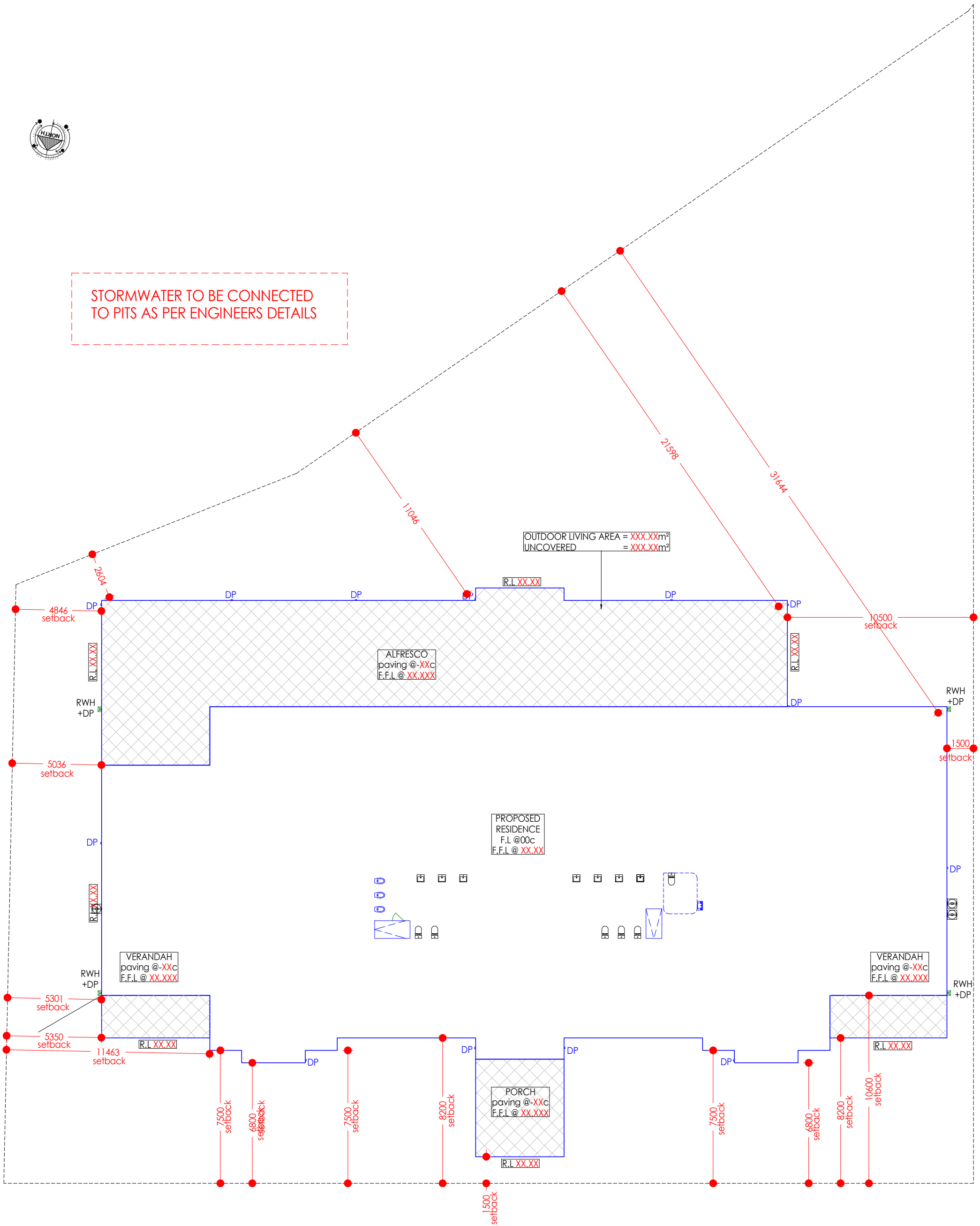




STORMWATER TO BE CONNECTED
TO PITS AS PER ENGINEERS DETAILS



SUNTOWER PTY LTD

LOT 12

PARADISE QUAYS-BALLAJURA

CITY OF SWAN

JOB NUMBER 2025293		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. 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
START DATE DEC 2025		REVISION DESCRIPTION		BUILDING DESIGN AND DRAFTING www.ktrcreations.com.au design@ktrcreations.com.au 9381 2106		
SHEET 02 of 04		FINAL CONCEPT DESIGN		1		
SCALE 1:200		PLANNING DRAWINGS		2		
REVISION -						

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

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

**COLORBOND ROOF
25°/38° PITCH UNLESS
OTHERWISE NOTED**

NOTE:
- WEATHER SEALS TO EXTERNAL DOORS

NOTE:
- INSULATION TO ENERGY REQUIREMENTS

SUBJECT TO SURVEY
FIRE HYDRENT
EXTERNAL POWER
MBOX

AREAS	
COMMUNITY CENTRE	861.799m²
VERANDAH 1	14.640m²
VERANDAH 2	15.840m²
PORCH	27.445m²
ALFRESCO	255.763m²
TOTAL GROUND AREA	
1175.484m²	
OPEN SPACE CALCULATOR	
LOT AREA	2627.450m²



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 BUILDER

NOTE:
DENOTES STRUCTURAL
COLUMNS & JOINT WIND POSTS
(REFER ENGINEERING)

NOTE:
① DENOTES HARDWIRED
INTERCONNECTED SMOKE ALARMS
TO BE INSTALLED IN ACCORDANCE
WITH PART 3.1.1 OF THE BUILDING
CODE AND AS 3786



SUNTOWER PTY LTD
LOT 12
PARADISE QUAYS-BALLAJURA
CITY OF SWAN

JOB NUMBER		DRAWING NAME		KTR CREATIONS	
2025293		GROUND FLOOR PLAN		WANGGAI CREATIONS CONSTRUCT	
START DATE	DEC 2025	REVISION DESCRIPTION	RL DATE	BUILDING DESIGN AND DRAWING	www.ktrcreations.com.au
SHEET	03 OF 04	FINAL CONCEPT DESIGN	K3M 1/12/25	design@ktrcreations.com.au	1881 2106
SCALE	1:100	PLANNING DRAWINGS	A2		1 Carbonate Road Wangara WA 6077
REVISION	-				

CONSTRUCTION NOTE:
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BUILDERS NOTE:
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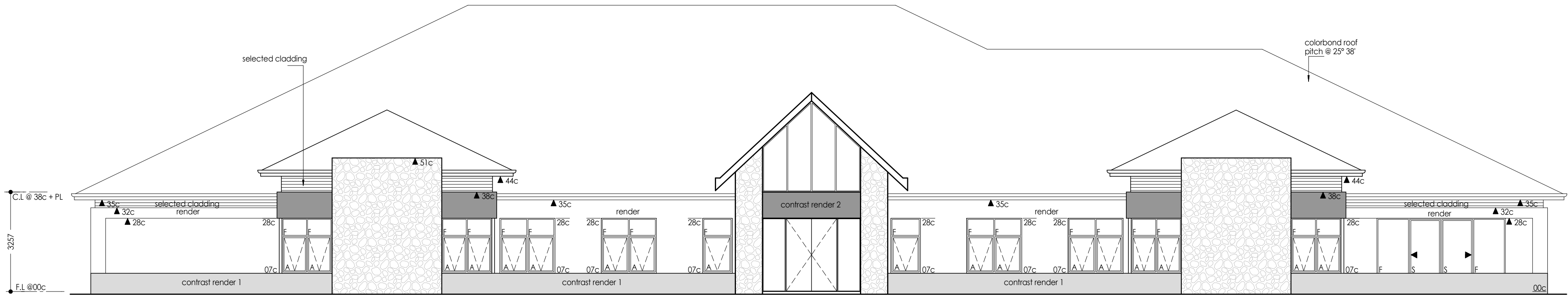
**RENDERED MAXI BRICKWORK
BASED ON 305 x 90 x 162mm
RENDER AND CLADDING
AS PER ELEVATIONS**
INCLUDING RENDERED BWK TO
INSIDE OF GARAGE & STORE
- 1st COURSE OF BWK ABOVE FOOTING
& SLAB TO BE 76mm CORED BRICK

**COLORBOND ROOF
25°38' PITCH UNLESS
OTHERWISE NOTED**

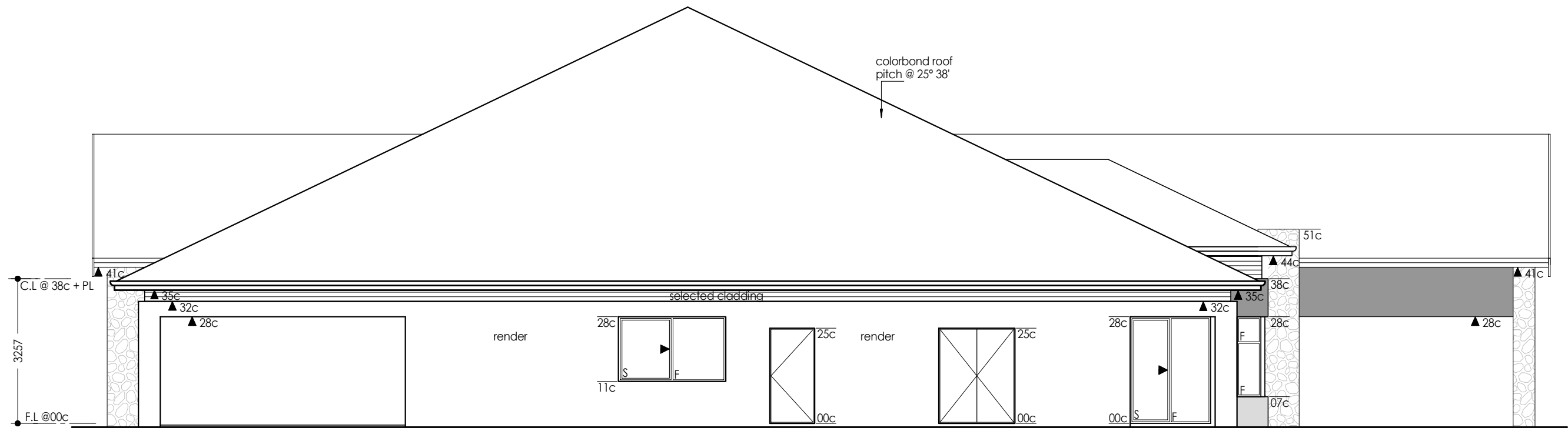
NOTE:
- WEATHER SEALS TO EXTERNAL DOORS

NOTE:
- INSULATION TO ENERGY REQUIREMENTS

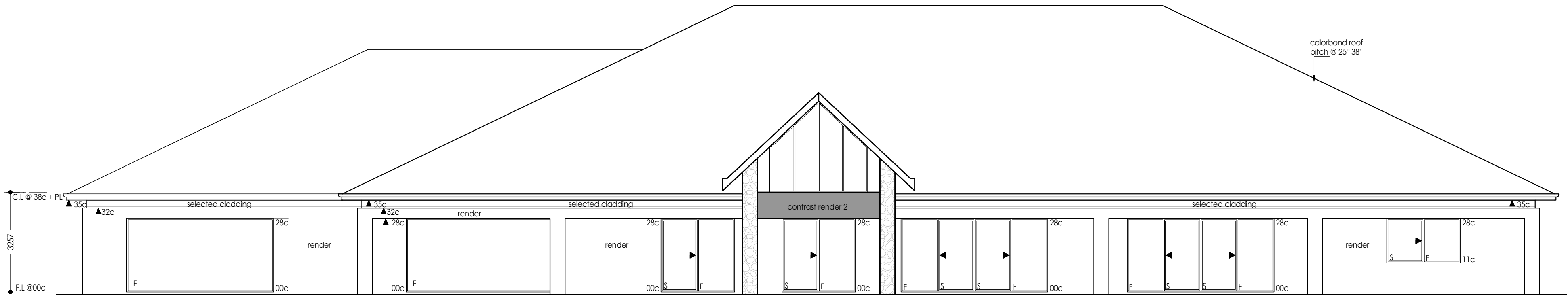
AREAS	
COMMUNITY CENTRE	861.796m²
VERANDAH 1	14.640m²
VERANDAH 2	15.840m²
PORCH	27.445m²
ALFRESCO	255.763m²
TOTAL GROUND AREA	1175.484m²
OPEN SPACE CALCULATOR	
LOT AREA	2627.450m²



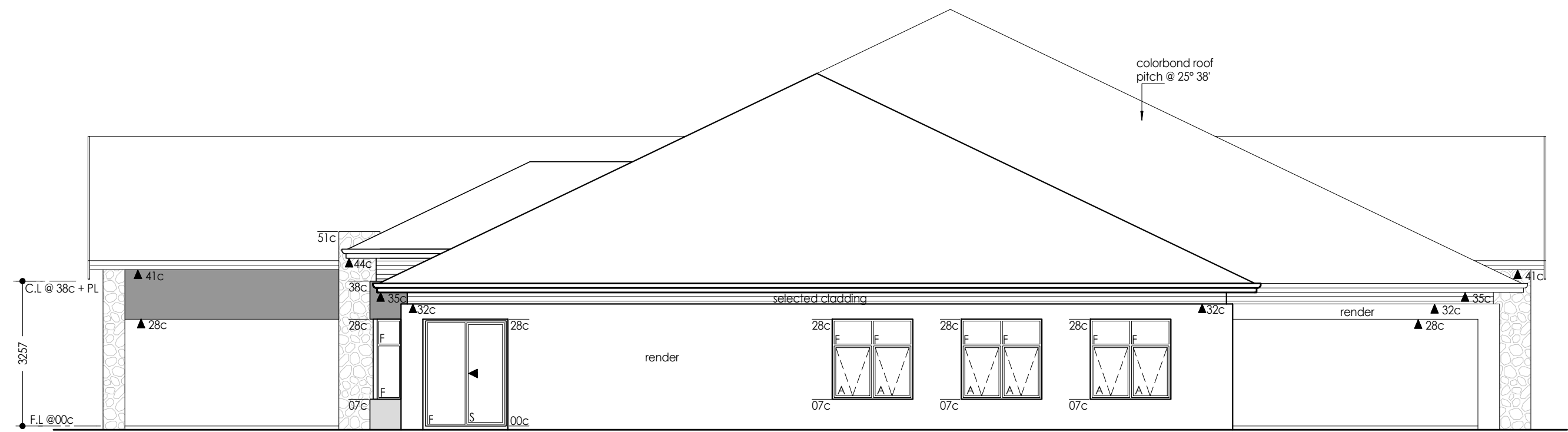
ELEVATION 1



ELEVATION 2



ELEVATION 3



ELEVATION 4



SUNTOWER PTY LTD

LOT 12
PARADISE QUAYS-BALLAJURA
CITY OF SWAN

JOB NUMBER 2025293		DRAWING NAME ELEVATIONS		KTR CREATIONS IMAGINE CREATE CONSTRUCT	
START DATE DEC 2025	REVISION DESCRIPTION FINAL CONCEPT DESIGN	IN 3/24	DATE 1/12/25	BUILDING DESIGN AND DRAFTING www.ktrcreations.com.au 9381 2106 1 Carbonate Road Wangara WA 6037	
SHEET 04 of 04	PLANNING DRAWINGS	A2			
SCALE 1:100	REVISION			CONSTRUCTION NOTE: All drawings to be reviewed and checked by the Builder, Client, Sub-Contractor or the like before commenced or any work. Responsibility will be accepted by KTR Creations if no correspondence was coordinated prior or during construction.	
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