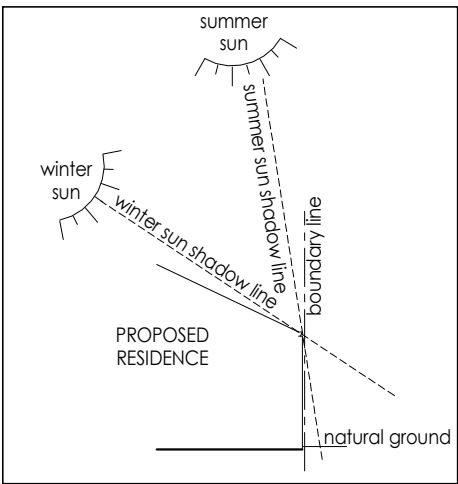
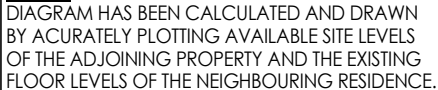


**NOTE:**  
BUILDER TO LIAISE WITH  
WATER CORPORATION  
REGARDING WATER METERS.  
ALL PROVISIONS AND  
LOCATIONS TO WATER  
CORPORATION'S DISCRETION.



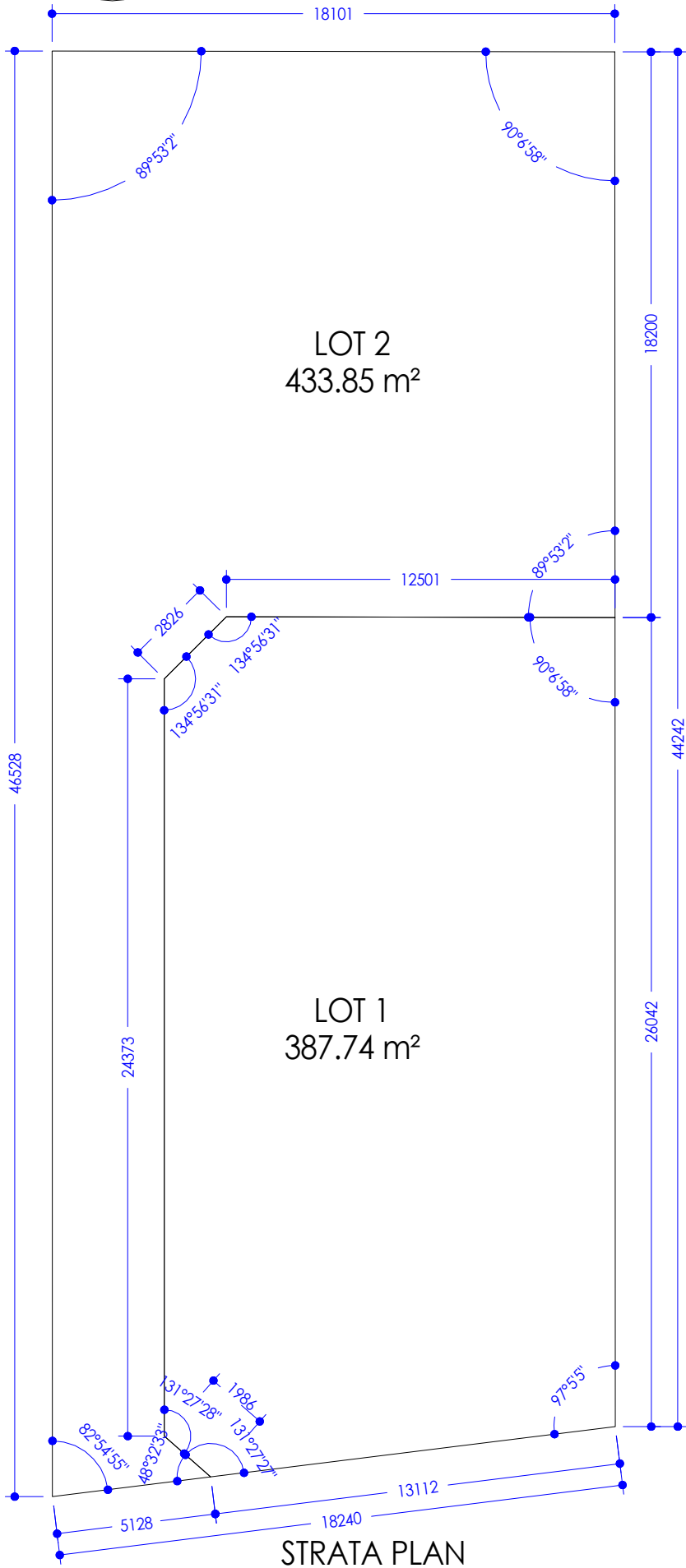
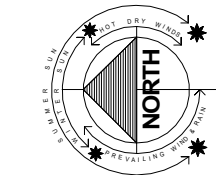
## PROPOSED SITE PLAN



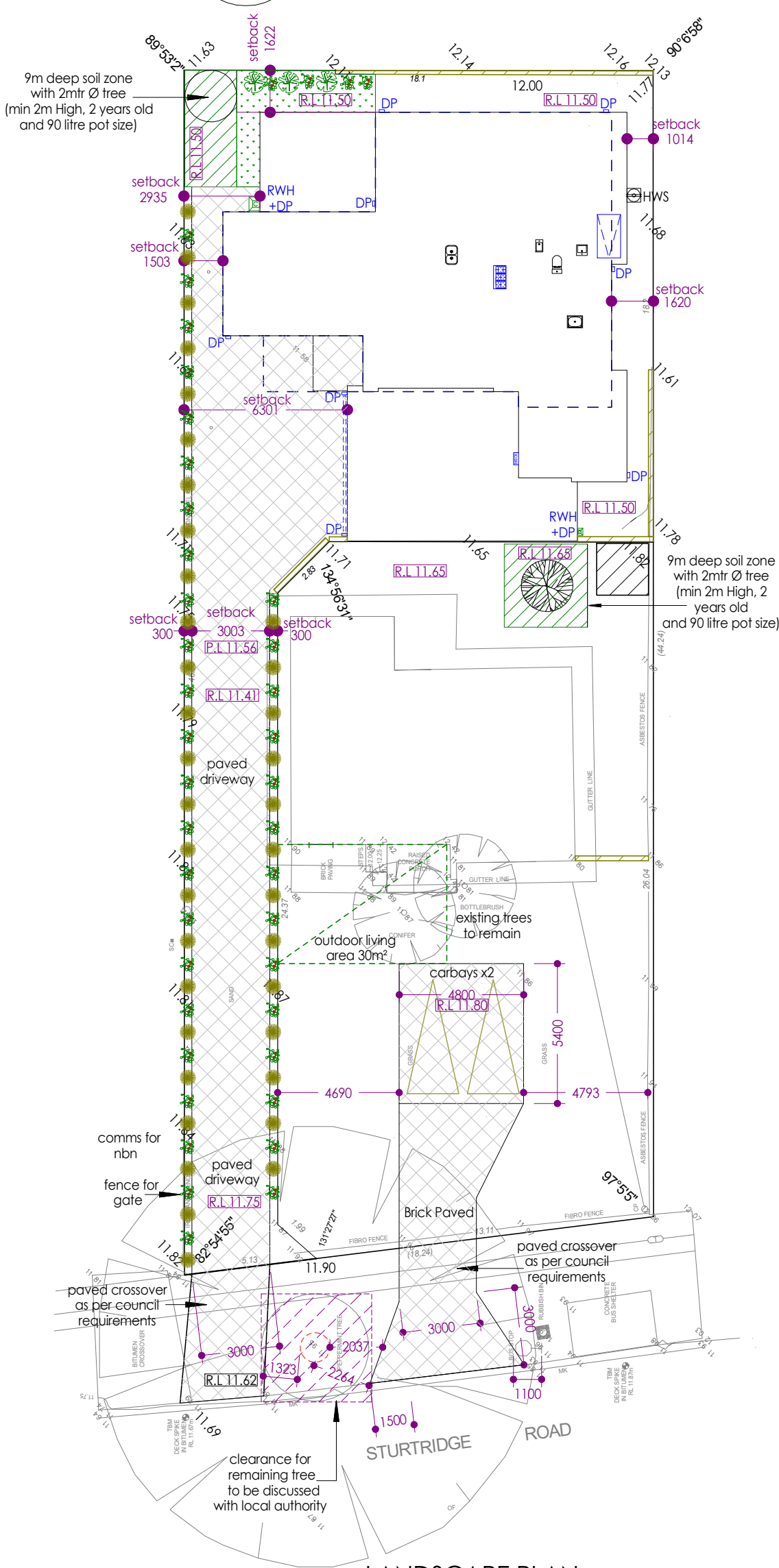
CITY OF SWAN

1 Carbonate Road,  
Wangara, WA 6065

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



| LANDSCAPING LEGEND |                                          |  |                                                   |
|--------------------|------------------------------------------|--|---------------------------------------------------|
|                    | Callistemon salignus (White bottlebrush) |  | Lomandra hystrix (Green mat rush)                 |
|                    | Melaleuca thymoides (Zamia)              |  | Anigozanthos manglesii (Red & green kangaroo paw) |
|                    | PAVING                                   |  | GRASS                                             |



CREATIONS

LOT 02 (#74) STURTRIDGE ROAD  
LOCKRIDGE  
CITY OF SWAN

02

| JOB NUMBER     |                   | DRAWING NAME            |          |
|----------------|-------------------|-------------------------|----------|
| 2025122        |                   | STRATA & LANDSCAPE PLAN |          |
| START DATE     | REVISION          | IN.                     | DATE     |
| OCT 2025       | A3                | AJ                      | 16/12/25 |
| SHEET 03 of 07 | PD AMENDMENTS     | MLT                     | 17/03/26 |
| SCALE 1:200    | PLANNING COMMENTS | RSW                     | 27/03/26 |
|                |                   | MLT                     | 12/05/26 |

**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.

**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

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

**1c FACE CAVITY BRICKWORK  
BASED ON 290 x 90 x 162mm  
RENDER AND CLADDING  
AS PER ELEVATIONS**  
- 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

**COLORBOND ROOF  
25°38' PITCH**

**COLORBOND ROOF  
5° PITCH**

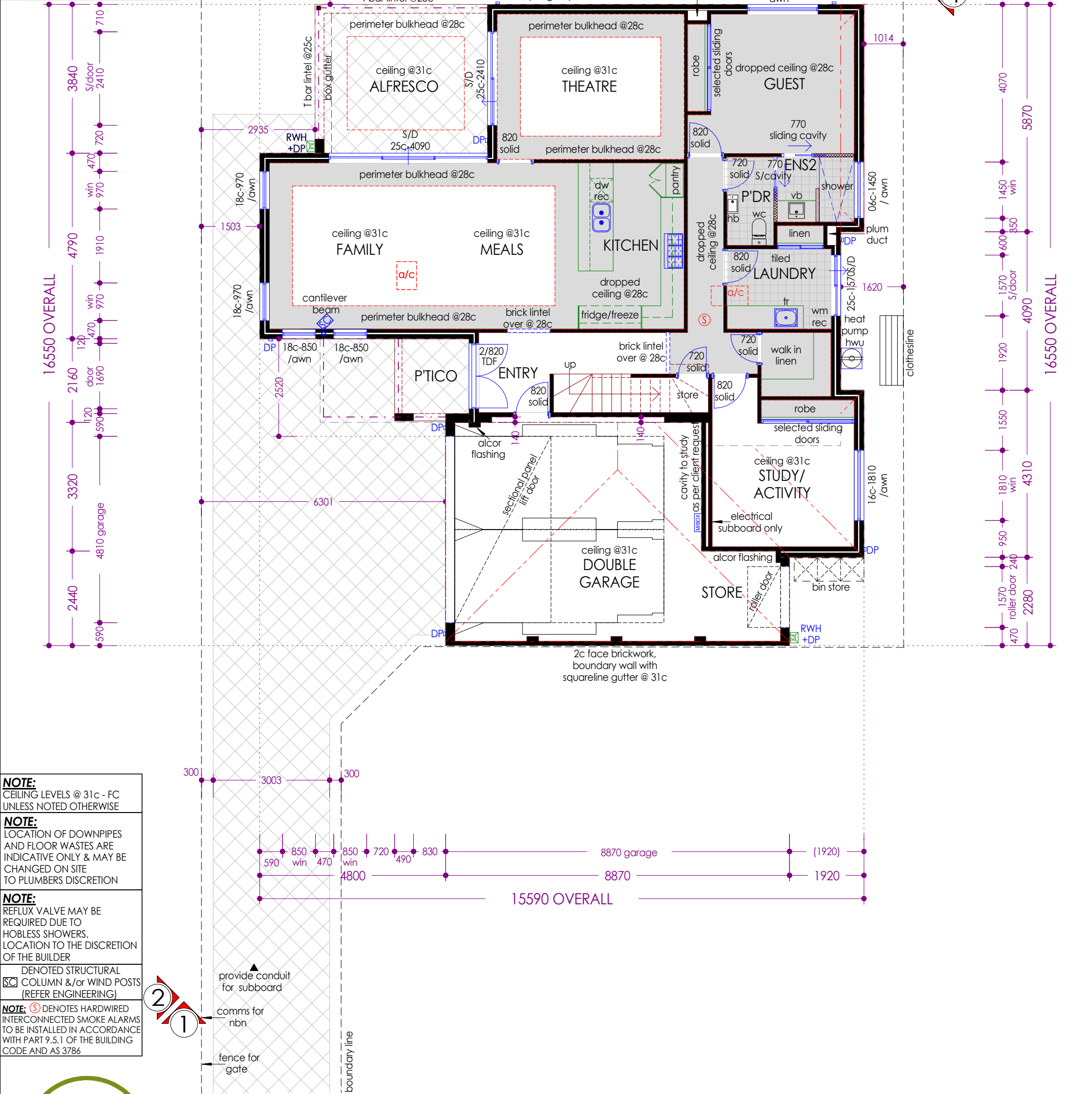
**COLORBOND ROOF  
20°49' PITCH**

**NOTE:**  
- WEATHER SEALS TO EXTERNAL DOORS

**NOTE:**  
- INSULATION TO ENERGY REQUIREMENTS



| AREAS                 |           | PERIM.    |
|-----------------------|-----------|-----------|
| GROUND FLOOR          | 145.151m² |           |
| ALFRESCO              | 44.279m²  |           |
| GARAGE                | 17.088m²  |           |
| PORTICO               | 3.956m²   |           |
| TOTAL GROUND AREA     |           | 210.474m² |
| UPPER FLOOR           | 129.653m² |           |
| BALCONY               | 8.294m²   |           |
| TOTAL UPPER AREA      |           | 137.947m² |
| TOTAL AREA            |           | 348.421m² |
| OPEN SPACE CALCULATOR |           |           |
| LOT AREA              | 434m²     | R25       |
| OPEN SPACE REQUIRED   | 217m²     | 50%       |
| PROPOSED SITE COVER   | 190m²     | 43.7%     |
| OPEN SPACE PROVIDED   | 244m²     | 56.3%     |



**NOTE:**  
CEILING LEVELS @ 31c - FC  
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

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

**NOTE:** Ⓢ DENOTES HARDWIRED  
INTERCONNECTED SMOKE ALARMS  
TO BE INSTALLED IN ACCORDANCE  
WITH PART 9.5.1 OF THE BUILDING  
CODE AND AS 3786



LOT 02 (#74) STURTRIDGE ROAD  
LOCKRIDGE  
CITY OF SWAN

02

| JOB NUMBER |          | DRAWING NAME          |     | KTR CREATIONS                                               |  |
|------------|----------|-----------------------|-----|-------------------------------------------------------------|--|
| 2025122    |          | GROUND FLOOR PLAN     |     | IMAGINE   CREATE   CONSTRUCT                                |  |
| START DATE | OCT 2025 | REVISION DESCRIPTION  | IN. | DATE                                                        |  |
| SHEET      | 04 of 07 | FINAL CONCEPT DRAWING | AJ  | 16/12/25                                                    |  |
| SCALE      | 1:100    | PLANNING DRAWINGS     | MLT | 17/03/26                                                    |  |
|            |          | PD AMENDMENTS         | RSW | 27/03/26                                                    |  |
|            |          | PLANNING COMMENTS     | MLT | 12/05/26                                                    |  |
|            |          |                       |     | BUILDING DESIGN AND DRAFTING                                |  |
|            |          |                       |     | www.ktrcreations.com.au                                     |  |
|            |          |                       |     | design@ktrcreations.com.au                                  |  |
|            |          |                       |     | 9381 2106                                                   |  |
|            |          |                       |     | 1 Carbonate Road                                            |  |
|            |          |                       |     | Wangara WA 6077                                             |  |
|            |          |                       |     | <b>CONSTRUCTION NOTE:</b>                                   |  |
|            |          |                       |     | All drawings to be reviewed and checked by the              |  |
|            |          |                       |     | Builder, Client, Sub-Contractors or the like before         |  |
|            |          |                       |     | commencement of any works. <b>No</b> responsibility will be |  |
|            |          |                       |     | accepted by KTR Creations if no correspondence              |  |
|            |          |                       |     | was coordinated prior or during construction.               |  |
|            |          |                       |     | <b>COPYRIGHT:</b>                                           |  |
|            |          |                       |     | 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                  |  |

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

**1c FACE CAVITY BRICKWORK  
BASED ON 290 x 90 x 162mm  
RENDER AND CLADDING  
AS PER ELEVATIONS**  
- 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

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

**COLORBOND ROOF  
5° PITCH**

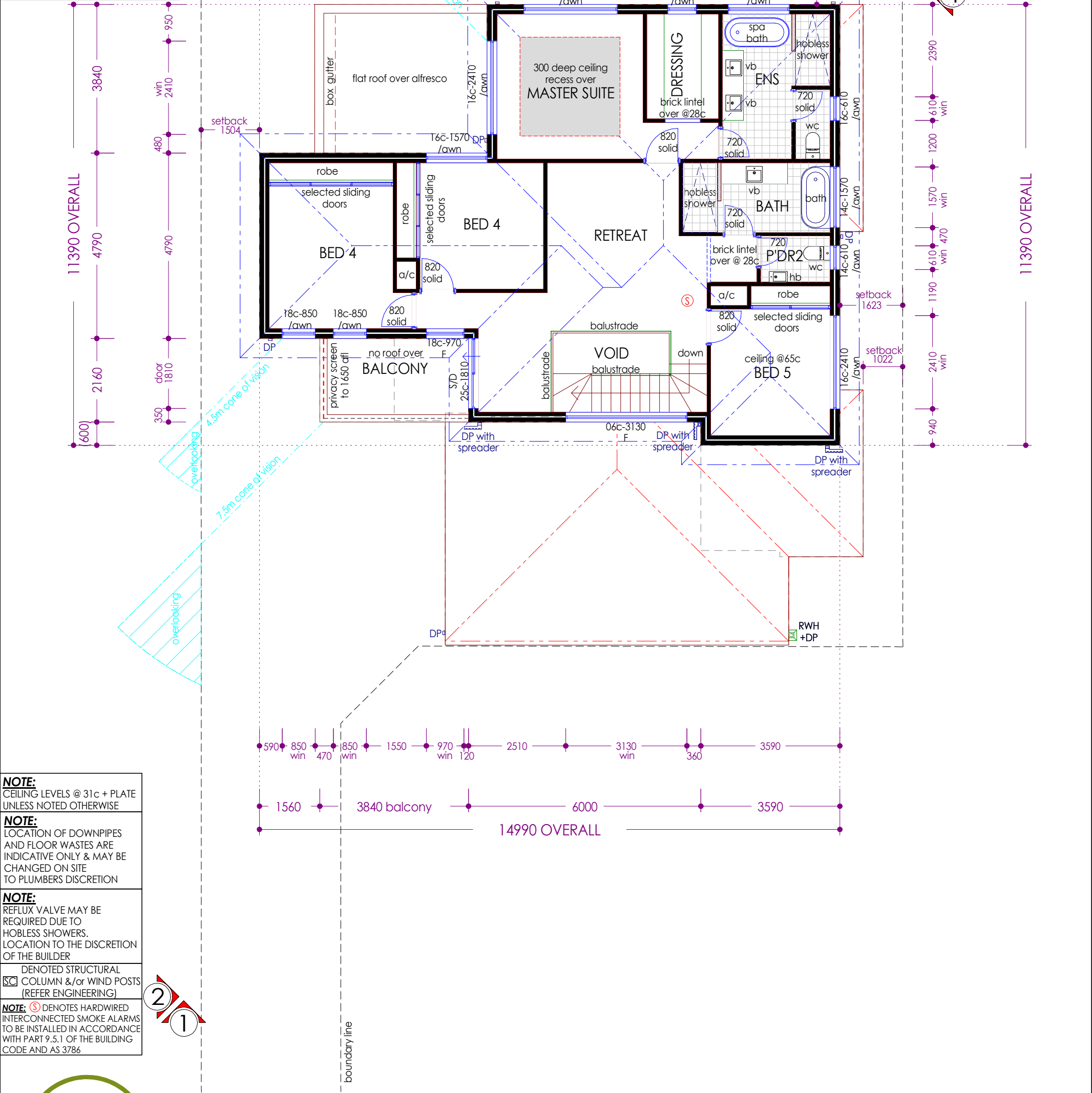
**COLORBOND ROOF  
20°49' PITCH**

**NOTE:**  
- WEATHER SEALS TO EXTERNAL DOORS

**NOTE:**  
- INSULATION TO ENERGY REQUIREMENTS



| AREAS                 |           | PERIM.      |
|-----------------------|-----------|-------------|
| GROUND FLOOR          | 145.151m² |             |
| ALFRESCO              | 44.279m²  |             |
| GARAGE                | 17.088m²  |             |
| PORTICO               | 3.956m²   |             |
| TOTAL GROUND AREA     |           | 210.474m²   |
| UPPER FLOOR           |           | 129.653m²   |
| BALCONY               | 8.294m²   |             |
| TOTAL UPPER AREA      |           | 137.947m²   |
| TOTAL AREA            |           | 348.421m²   |
| OPEN SPACE CALCULATOR |           |             |
| LOT AREA              | 434m²     | R25         |
| OPEN SPACE REQUIRED   | 217m²     | 50%         |
| PROPOSED SITE COVER   | 190m²     | 43.7%       |
| OPEN SPACE PROVIDED   |           | 244m² 56.3% |



**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

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

**NOTE:** Ⓢ DENOTES HARDWIRED  
INTERCONNECTED SMOKE ALARMS  
TO BE INSTALLED IN ACCORDANCE  
WITH PART 9.5.1 OF THE BUILDING  
CODE AND AS 3786



LOT 02 (#74) STURTRIDGE ROAD  
LOCKRIDGE  
CITY OF SWAN

02

| JOB NUMBER             |  | DRAWING NAME          |     |          | KTR CREATIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |  |
|------------------------|--|-----------------------|-----|----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| 2025122                |  | UPPER FLOOR PLAN      |     |          | IMAGINE   CREATE   CONSTRUCT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |
| START DATE<br>OCT 2025 |  | REVISION DESCRIPTION  | IN. | DATE     | BUILDING DESIGN AND DRAFTING<br>www.ktrcreations.com.au<br>design@ktrcreations.com.au<br>9381 2106<br><br>1 Carbonate Road<br>Wangara WA 6077                                                                                                                                                                                                                                                                                                                                                                                |  |
| SHEET<br>05 of 07      |  | FINAL CONCEPT DRAWING | AJ  | 16/12/25 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  |
| A3                     |  | PLANNING DRAWINGS     | MLT | 17/03/26 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  |
| SCALE<br>1:100         |  | PD AMENDMENTS         | RSW | 27/03/26 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  |
| REVISION<br>A          |  | PLANNING COMMENTS     | MLT | 12/05/26 | <b>CONSTRUCTION NOTE:</b><br>All drawings to be reviewed and checked by the<br>Builder, Client, Sub-Contractors or the like before<br>commencement of any works. <b>No</b> responsibility will be<br>accepted by KTR Creations if no correspondence<br>was coordinated prior or during construction.<br><br><b>COPYRIGHT:</b><br>This plan shall remain the sole property of<br>KTR Creations and must not be given, or resold and<br>must not be reproduced or copied without<br>the permission in writing by KTR Creations |  |

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

**1c FACE CAVITY BRICKWORK  
BASED ON 290 x 90 x 162mm  
RENDER AND CLADDING  
AS PER ELEVATIONS**  
- 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

**COLORBOND ROOF  
25°38' PITCH**

**COLORBOND ROOF  
5°° PITCH**

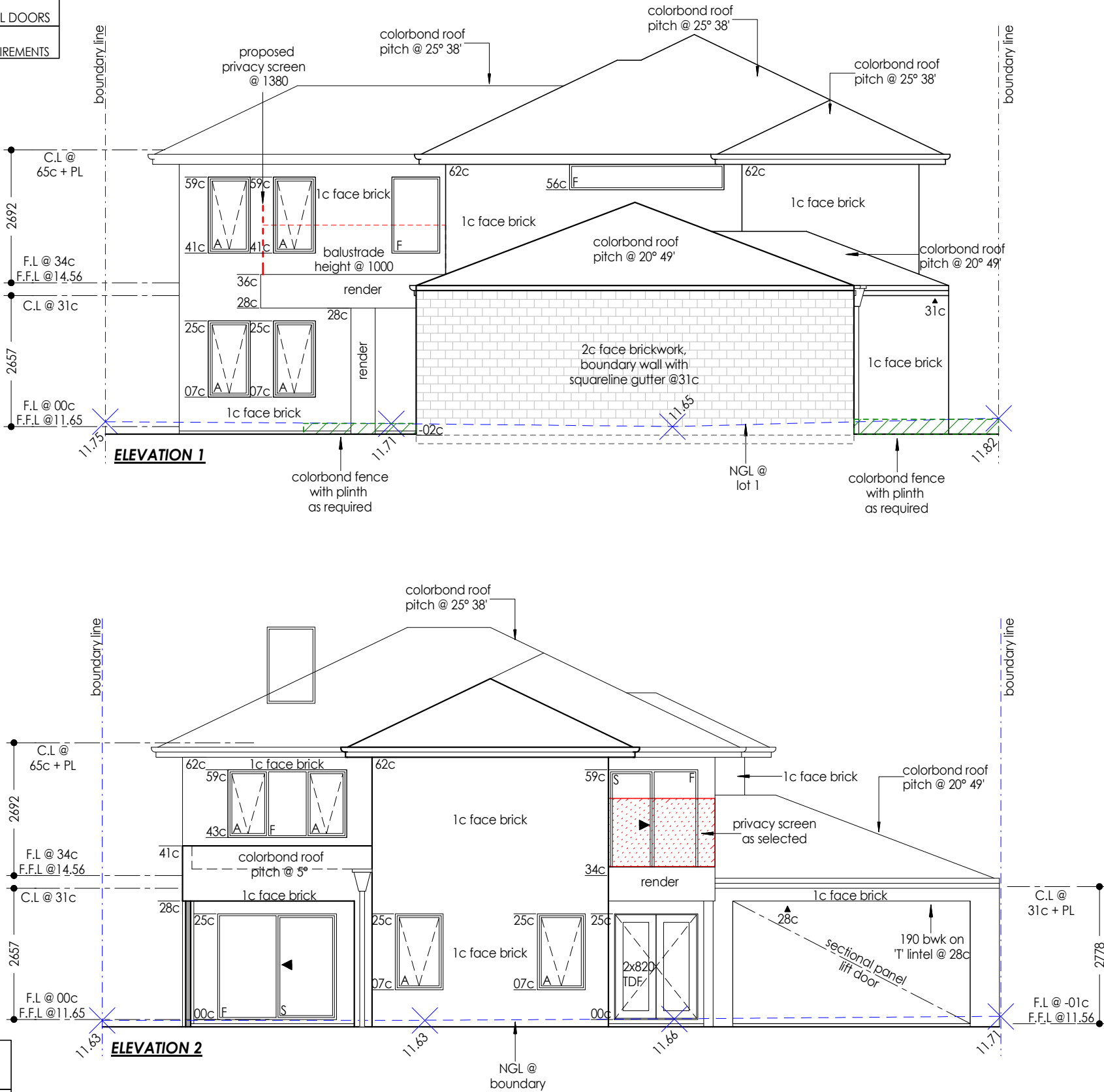
**COLORBOND ROOF  
20°49' PITCH**

**NOTE:**  
- WEATHER SEALS TO EXTERNAL DOORS

**NOTE:**  
- INSULATION TO ENERGY REQUIREMENTS

**PROTECTION OF OPENABLE WINDOWS NOTE**  
Bedroom openable windows to be fitted with  
a device to limit opening or a suitable screen  
in accordance with the NCC Part 11.3.7

| AREAS                        |                  |       |
|------------------------------|------------------|-------|
| GROUND FLOOR                 | 145.151m²        |       |
| ALFRESCO                     | 44.279m²         |       |
| GARAGE                       | 17.088m²         |       |
| PORTICO                      | 3.956m²          |       |
|                              |                  |       |
| <b>TOTAL GROUND AREA</b>     | <b>210.474m²</b> |       |
|                              |                  |       |
| UPPER FLOOR                  | 129.653m²        |       |
| BALCONY                      | 8.294m²          |       |
|                              |                  |       |
| <b>TOTAL UPPER AREA</b>      | <b>137.947m²</b> |       |
|                              |                  |       |
| <b>TOTAL AREA</b>            | <b>348.421m²</b> |       |
|                              |                  |       |
| <b>OPEN SPACE CALCULATOR</b> |                  |       |
| LOT AREA                     | 434m²            | R25   |
| OPEN SPACE REQUIRED          | 217m²            | 50%   |
| PROPOSED SITE COVER          | 190m²            | 43.7% |
|                              |                  |       |
| OPEN SPACE PROVIDED          | 244m²            | 56.3% |



**NOTE:**  
CEILING LEVELS @ 31c - FC  
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

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

**NOTE:** DENOTES HARDWIRED  
INTERCONNECTED SMOKE ALARMS  
TO BE INSTALLED IN ACCORDANCE  
WITH PART 9.5.1 OF THE BUILDING  
CODE AND AS 3786



LOT 02 (#74) STURTRIDGE ROAD  
LOCKRIDGE  
CITY OF SWAN

02

|                        |               |                            |     |          |                                                                                                                                                                      |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|------------------------|---------------|----------------------------|-----|----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| JOB NUMBER<br>2025122  |               | DRAWING NAME<br>ELEVATIONS |     |          | KTR CREATIONS<br>IMAGINE   CREATE   CONSTRUCT                                                                                                                        |  | <p><u><b>CONSTRUCTION NOTE:</b></u></p> <p>All drawings to be reviewed and checked by the Builder, Client, Sub-Contractors or the like before commencement of any works. <b>No</b> responsibility will be accepted by KTR Creations if no correspondence was coordinated prior or during construction.</p> <p><u><b>COPYRIGHT:</b></u></p> <p>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</p> |
| START DATE<br>OCT 2025 |               | REVISION DESCRIPTION       | IN. | DATE     | <p>BUILDING DESIGN AND DRAFTING</p> <p>www.ktrcreations.com.au</p> <p>design@ktrcreations.com.au</p> <p>9381 2106</p> <p>1 Carbonate Road</p> <p>Wangara WA 6077</p> |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|                        |               | FINAL CONCEPT DRAWING      | AJ  | 16/12/25 |                                                                                                                                                                      |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|                        |               | PLANNING DRAWINGS          | MLT | 17/03/26 |                                                                                                                                                                      |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|                        |               | PD AMENDMENTS              | RSW | 27/03/26 |                                                                                                                                                                      |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|                        |               | PLANNING COMMENTS          | MLT | 12/05/26 |                                                                                                                                                                      |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| SHEET<br>06 of 07      | A3            |                            |     |          |                                                                                                                                                                      |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| SCALE<br>1:100         | REVISION<br>A |                            |     |          |                                                                                                                                                                      |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |

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

**1c FACE CAVITY BRICKWORK  
BASED ON 290 x 90 x 162mm  
RENDER AND CLADDING  
AS PER ELEVATIONS**  
- 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

**COLORBOND ROOF  
25°38' PITCH**

**COLORBOND ROOF  
20°49' PITCH**

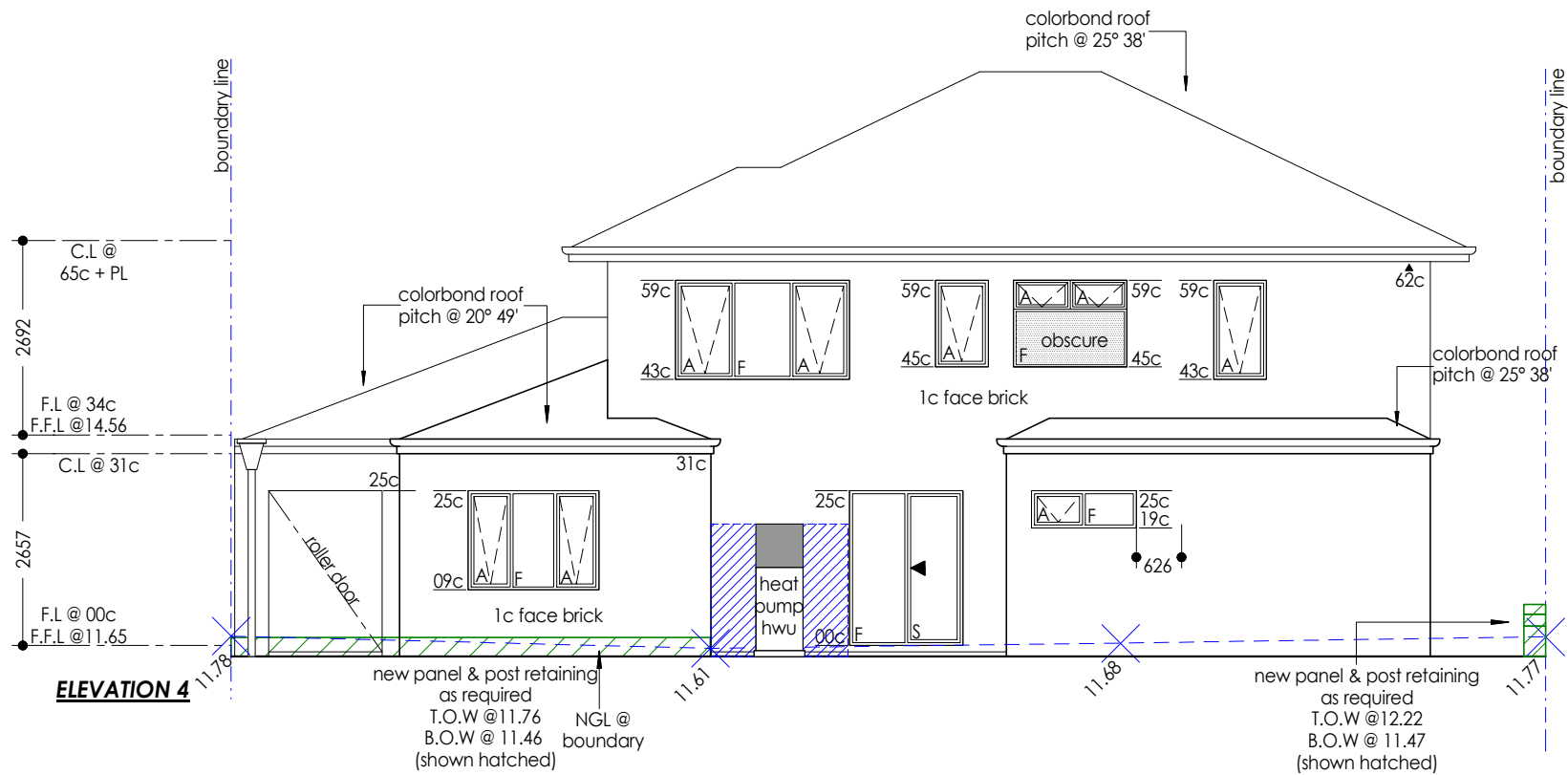
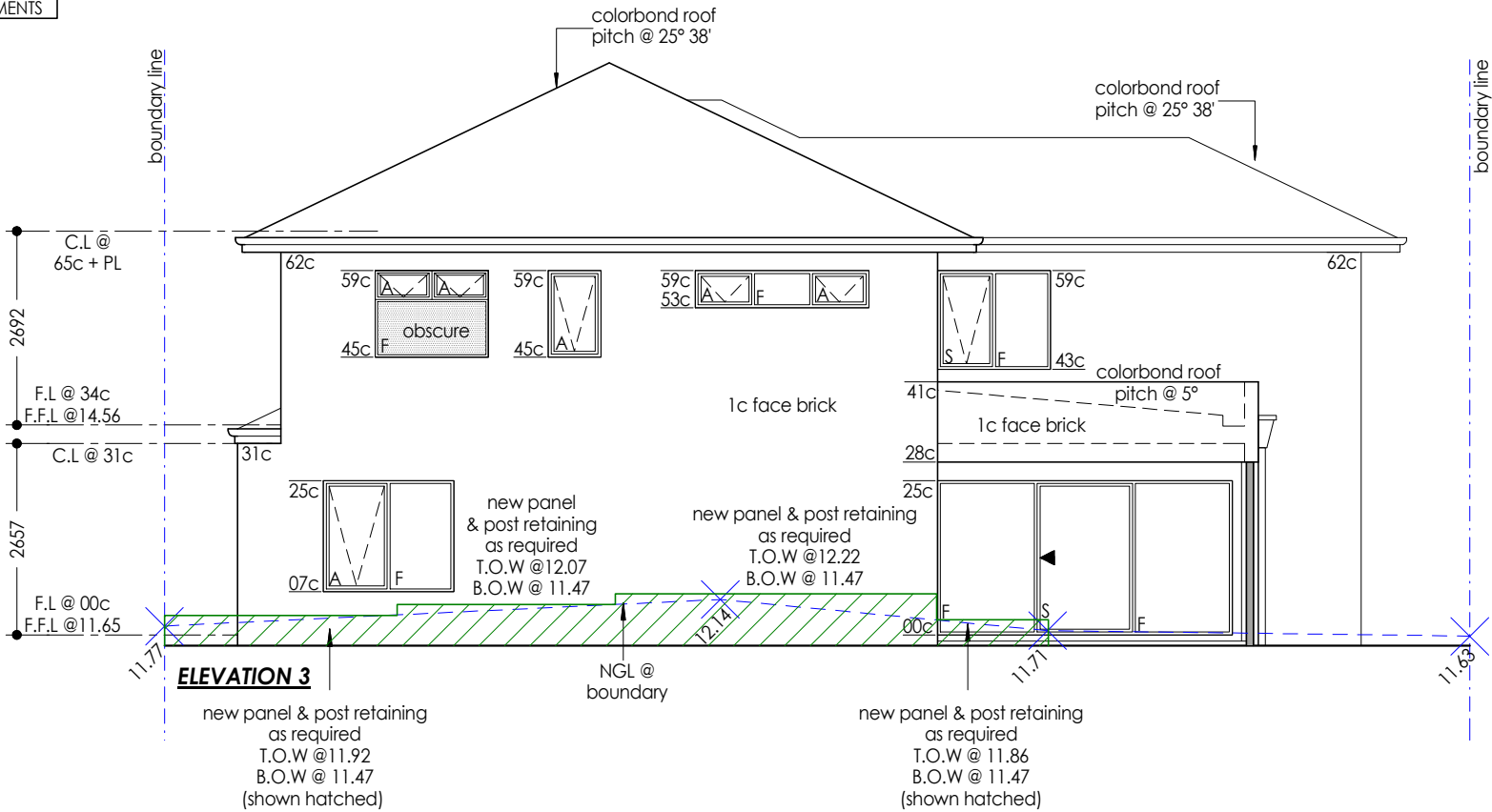
**COLORBOND ROOF  
5° PITCH**

**NOTE:**  
- WEATHER SEALS TO EXTERNAL DOORS

**NOTE:**  
- INSULATION TO ENERGY REQUIREMENTS

**PROTECTION OF OPENABLE WINDOWS NOTE**  
Bedroom openable windows to be fitted with  
a device to limit opening or a suitable screen  
in accordance with the NCC Part 11.3.7

| AREAS                 |           |       |
|-----------------------|-----------|-------|
| GROUND FLOOR          | 145.151m² |       |
| ALFRESCO              | 44.279m²  |       |
| GARAGE                | 17.088m²  |       |
| PORTICO               | 3.956m²   |       |
|                       |           |       |
| TOTAL GROUND AREA     | 210.474m² |       |
|                       |           |       |
| UPPER FLOOR           | 129.653m² |       |
| BALCONY               | 8.294m²   |       |
|                       |           |       |
| TOTAL UPPER AREA      | 137.947m² |       |
|                       |           |       |
| TOTAL AREA            | 348.421m² |       |
|                       |           |       |
| OPEN SPACE CALCULATOR |           |       |
| LOT AREA              | 434m²     | R25   |
| OPEN SPACE REQUIRED   | 217m²     | 50%   |
| PROPOSED SITE COVER   | 190m²     | 43.7% |
|                       |           |       |
| OPEN SPACE PROVIDED   | 244m²     | 56.3% |



**NOTE:**  
CEILING LEVELS @ 31c - FC  
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

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

**NOTE:** Ⓢ DENOTES HARDWIRED  
INTERCONNECTED SMOKE ALARMS  
TO BE INSTALLED IN ACCORDANCE  
WITH PART 9.5.1 OF THE BUILDING  
CODE AND AS 3786



LOT 02 (#74) STURTRIDGE ROAD  
LOCKRIDGE  
CITY OF SWAN

02

|                                                                                                                                                                                                                                                             |          |                       |     |          |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|-----------------------|-----|----------|
| JOB NUMBER                                                                                                                                                                                                                                                  |          | DRAWING NAME          |     |          |
| 2025122                                                                                                                                                                                                                                                     |          | ELEVATIONS            |     |          |
| START DATE                                                                                                                                                                                                                                                  |          | REVISION DESCRIPTION  | IN. | DATE     |
| OCT 2025                                                                                                                                                                                                                                                    |          | FINAL CONCEPT DRAWING | AJ  | 16/12/25 |
| SHEET                                                                                                                                                                                                                                                       | A3       | PLANNING DRAWINGS     | MLT | 17/03/26 |
| 07 of 07                                                                                                                                                                                                                                                    |          | PD AMENDMENTS         | RSW | 27/03/26 |
| SCALE                                                                                                                                                                                                                                                       |          | PLANNING COMMENTS     | MLT | 12/05/26 |
| 1:100                                                                                                                                                                                                                                                       | REVISION |                       |     |          |
|                                                                                                                                                                                                                                                             | A        |                       |     |          |
| KTR CREATIONS                                                                                                                                                                                                                                               |          |                       |     |          |
| IMAGINE   CREATE   CONSTRUCT                                                                                                                                                                                                                                |          |                       |     |          |
| BUILDING DESIGN AND DRAFTING                                                                                                                                                                                                                                |          |                       |     |          |
| www.ktrcreations.com.au                                                                                                                                                                                                                                     |          |                       |     |          |
| design@ktrcreations.com.au                                                                                                                                                                                                                                  |          |                       |     |          |
| 9381 2106                                                                                                                                                                                                                                                   |          |                       |     |          |
| 1 Carbonate Road                                                                                                                                                                                                                                            |          |                       |     |          |
| Wangara WA 6077                                                                                                                                                                                                                                             |          |                       |     |          |
| CONSTRUCTION NOTE:                                                                                                                                                                                                                                          |          |                       |     |          |
| All drawings to be reviewed and checked by the Builder, Client, Sub-Contractors or the like before commencement of any works. <b>No</b> 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                                                                          |          |                       |     |          |