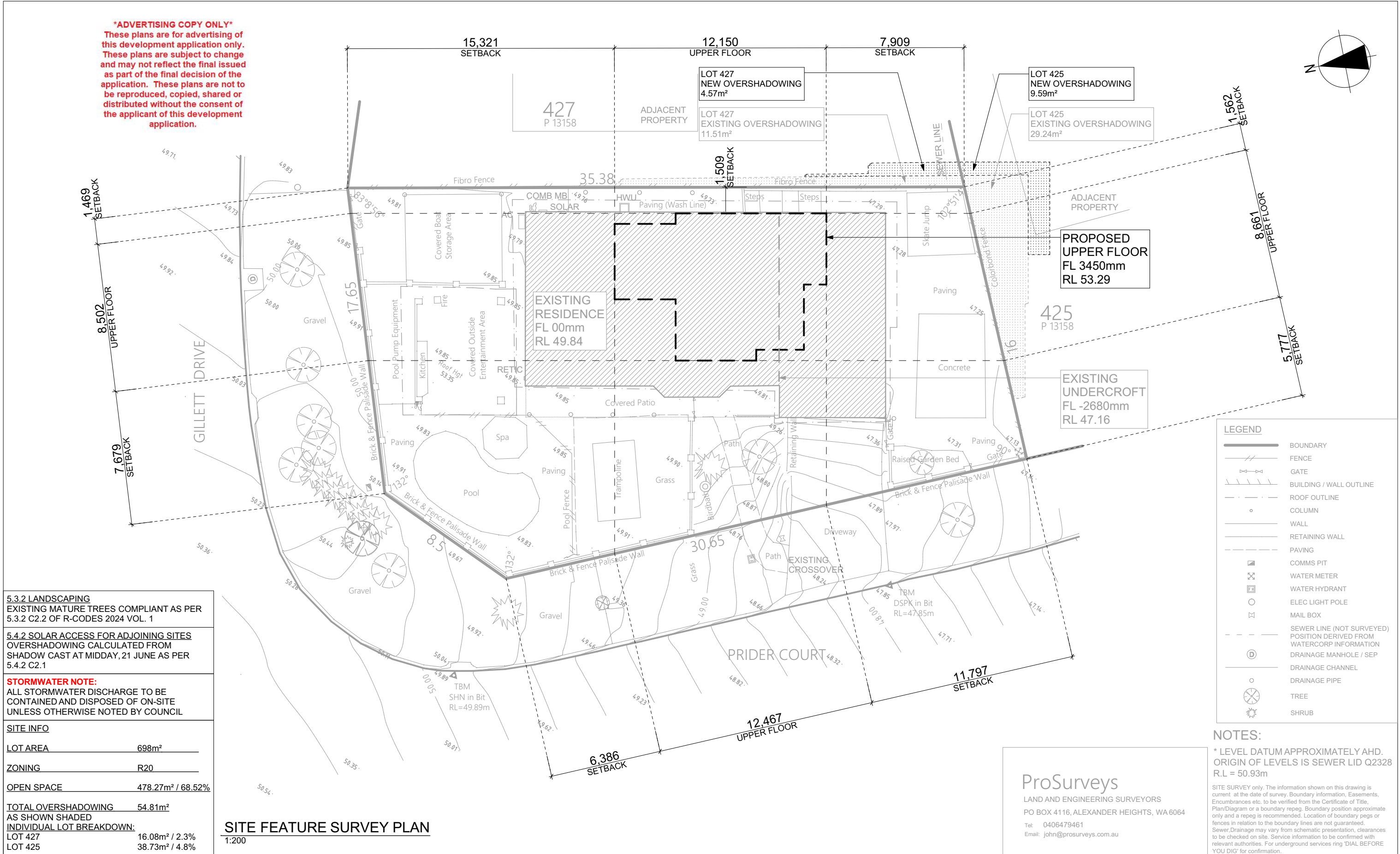
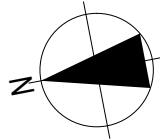


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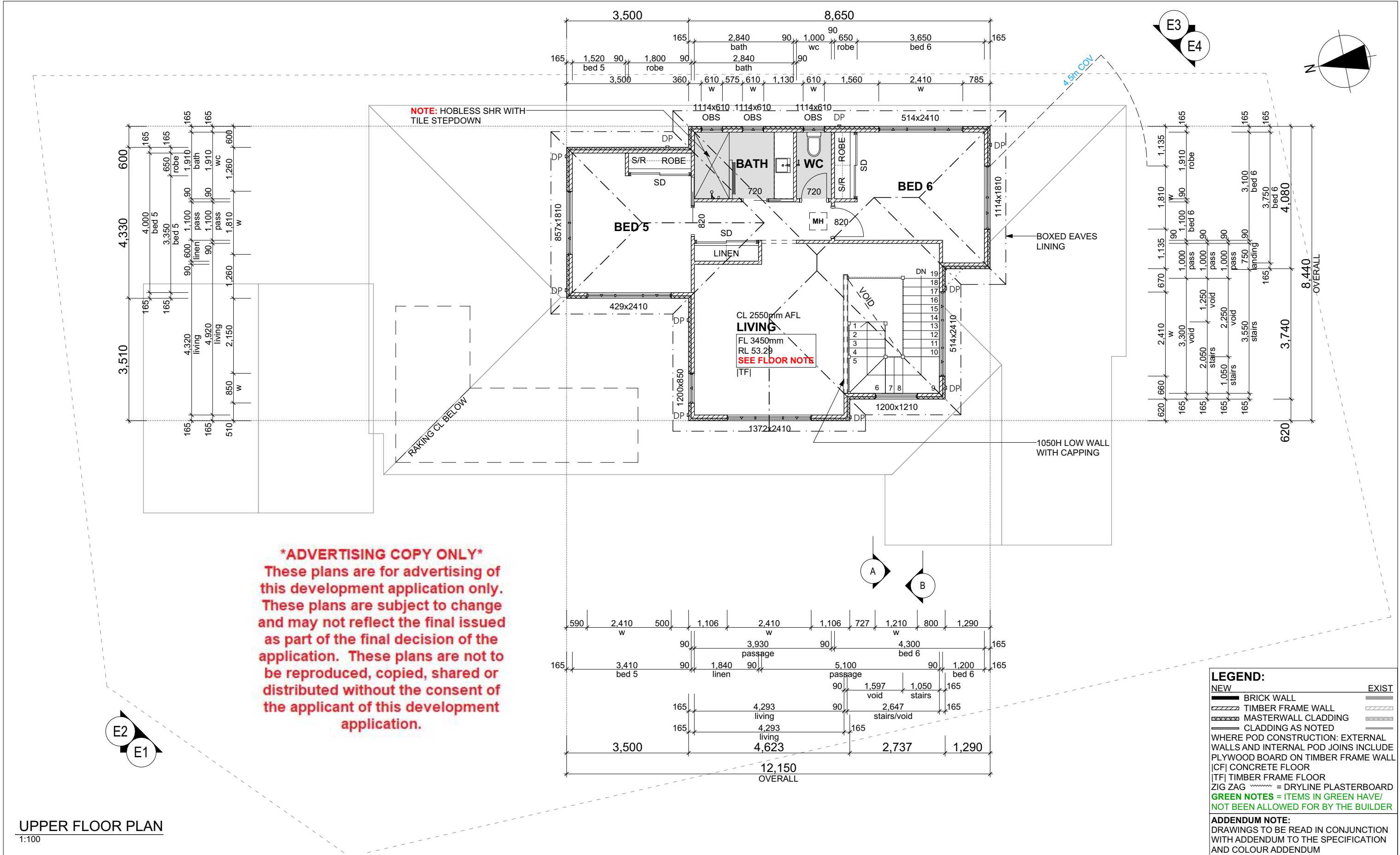


5.3.2 LANDSCAPING EXISTING MATURE TREES COMPLIANT AS PER 5.3.2 C2.2 OF R-CODES 2024 VOL. 1	
5.4.2 SOLAR ACCESS FOR ADJOINING SITES OVERSHADOWING CALCULATED FROM SHADOW CAST AT MIDDAY, 21 JUNE AS PER 5.4.2 C2.1	
STORMWATER NOTE: ALL STORMWATER DISCHARGE TO BE CONTAINED AND DISPOSED OF ON-SITE UNLESS OTHERWISE NOTED BY COUNCIL	
SITE INFO	
LOT AREA	698m ²
ZONING	R20
OPEN SPACE	478.27m ² / 68.52%
TOTAL OVERSHADOWING AS SHOWN SHADED INDIVIDUAL LOT BREAKDOWN:	54.81m ²
LOT 427	16.08m ² / 2.3%
LOT 425	38.73m ² / 4.8%

SITE FEATURE SURVEY PLAN
1:200

	STAGE: PLANNING & ENGINEERING		SHEET: SITE FEATURE SURVEY PLAN				NEXUS HOME IMPROVEMENTS: P: 21 HAMMOND ROAD COCKBURN CENTRAL WA 6164 T: 08 9414 1789 ABN: 72152669326 W: www.nexushomesgroup.com.au		SHEET N ^o : 2 OF 14	
	CLIENT: GRANT BENJAMIN & JESSICA	DATE: 12-06-26 28-07-26 22-09-26	REV: A B C	DESCRIPTION: CONTRACT CONTRACT UPDATES PLANNING AND ENGINEERING (VO# 10701)			BY: DG IW IW	JOB N ^o : N/A		
	PROPOSED RESIDENCE AT: 2 PRIDER COURT KARDINYA	DATE PRINTED: 22/09/2026 V12 - CONTRACT & CONSTRUCTION FOLDER Grant (Jessica & Ben) 2 Prider on Kardinya Plans CAD plans REV C128 © COPYRIGHT								
	NOTE: DO NOT SCALE FROM THESE DRAWINGS. ALL CONTRACTORS TO CHECK MEASURE ON SITE PRIOR TO FABRICATION. ANY DISCREPANCIES TO BE REPORTED TO SUPERVISOR IMMEDIATELY									

ProSurveys LAND AND ENGINEERING SURVEYORS PO BOX 4116, ALEXANDER HEIGHTS, WA 6064 Tel: 0406479461 Email: john@prosurveys.com.au				* LEVEL DATUM APPROXIMATELY AHD. ORIGIN OF LEVELS IS SEWER LID Q2328 R.L = 50.93m SITE SURVEY only. The information shown on this drawing is current at the date of survey. Boundary information, Easements, Encumbrances etc. to be verified from the Certificate of Title, Plan/Diagram or a boundary repeg. Boundary position approximate only and a repeg is recommended. Location of boundary pegs or fences in relation to the boundary lines are not guaranteed. Sewer/Drainage may vary from schematic presentation, clearances to be checked on site. Service information to be confirmed with relevant authorities. For underground services ring 'DIAL BEFORE YOU DIG' for confirmation.	
CONTOUR AND FEATURE SURVEY LOT 426 ON P13158 (#2) PRIDER COURT KARDINYA, WA 6163					
Surveyed CR		Drawn TS		Date 28.08.2026	
Datum AHD*		C/File		Checked JD	
FB LB		Scale at A3		Drawing No	
Ref No 26079		1:150		26079 DET-001	
				Revision	
				a	



UPPER FLOOR PLAN
1:100

	STAGE: PLANNING & ENGINEERING		SHEET: UPPER FLOOR			NEXUS HOME IMPROVEMENTS: P: 21 HAMMOND ROAD COCKBURN CENTRAL WA 6164 T: 08 9414 1789 ABN: 72152669326 W: www.nexushomesgroup.com.au		SHEET N°: 6 OF 14		WINDOW NOTE: UPPER FLOOR WINDOWS TO BE PROTECTED IN ACCORDANCE WITH NCC 11.3.7 & 11.3.8	
	CLIENT: GRANT BENJAMIN & JESSICA		DATE: 12-06-26 28-07-26 22-09-26	REV: A B C	DESCRIPTION: CONTRACT CONTRACT UPDATES PLANNING AND ENGINEERING (VO# 10701)	BY: DG IW IW	JOB N°: N/A				
	PROPOSED RESIDENCE AT: 2 PRIDER COURT KARDINYA		DATE PRINTED: 22/09/2026 Y12 - CONTRACT & CONSTRUCTION FOLDER\Grant (Jessica & Ben) 2 Prider on Kardinya\Plans\CAD plans\REV C1\28 © COPYRIGHT					SCALE: A3 SHEET		STAIR NOTE: STAIR CONSTRUCTION TO COMPLY WITH NCC 11.2. BALUSTRADE AND HANDRAILS TO COMPLY WITH NCC 11.3	
	UF AREAS										
								PROPOSED UPPER		80.84	
				80.84 m²	FLOOR STRUCTURE NOTE: PROVIDE DOUBLE LAYER ACOUSTIC FLOOR SYSTEM						

LEGEND:

NEW	EXIST
BRICK WALL	
TIMBER FRAME WALL	
MASTERWALL CLADDING	
CLADDING AS NOTED	

WHERE POD CONSTRUCTION: EXTERNAL WALLS AND INTERNAL POD JOINS INCLUDE PLYWOOD BOARD ON TIMBER FRAME WALL
[CF] CONCRETE FLOOR
[TF] TIMBER FRAME FLOOR
ZIG ZAG = DRYLINE PLASTERBOARD
GREEN NOTES = ITEMS IN GREEN HAVE/NOT BEEN ALLOWED FOR BY THE BUILDER

ADDENDUM NOTE:
DRAWINGS TO BE READ IN CONJUNCTION WITH ADDENDUM TO THE SPECIFICATION AND COLOUR ADDENDUM

WINDOW NOTE: UPPER FLOOR WINDOWS TO BE PROTECTED IN ACCORDANCE WITH NCC 11.3.7 & 11.3.8

STAIR NOTE: STAIR CONSTRUCTION TO COMPLY WITH NCC 11.2. BALUSTRADE AND HANDRAILS TO COMPLY WITH NCC 11.3

**FLOOR STRUCTURE NOTE: PROVIDE
DOUBLE LAYER ACOUSTIC FLOOR SYSTEM**

LEGEND:

NEW

EXIST

BRICK WALL

TIMBER FRAME WALL

MASTERWALL CLADDING

CLADDING AS NOTED

WHERE POD CONSTRUCTION: EXTERNAL WALLS AND INTERNAL POD JOINS INCLUDE PLYWOOD BOARD ON TIMBER FRAME WALL

CONCRETE FLOOR

TIMBER FRAME FLOOR

ZIG ZAG = DRYLINE PLASTERBOARD

GREEN NOTES = ITEMS IN GREEN HAVE/NOT BEEN ALLOWED FOR BY THE BUILDER

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STAIR NOTE: STAIR CONSTRUCTION TO COMPLY WITH NCC 11.2. BALUSTRADE AND HANDRAILS TO COMPLY WITH NCC 11.3

FLOOR STRUCTURE NOTE: PROVIDE DOUBLE LAYER ACOUSTIC FLOOR SYSTEM

UF ROOF PLAN
1:100

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GF ROOF PLAN
1:100

NEXUS

HOME IMPROVEMENTS

STAGE:

PLANNING & ENGINEERING

CLIENT:

GRANT BENJAMIN & JESSICA

PROPOSED RESIDENCE AT:

2 PRIDER COURT KARDINYA

SHEET:

ROOF PLAN

DATE:

12-06-26
28-07-26
22-09-26

REV:

A
B
C

DESCRIPTION:

CONTRACT
CONTRACT UPDATES
PLANNING AND ENGINEERING (VO# 10701)

BY:

DG
IW
IW

DATE PRINTED:

22/09/2026

NEXUS HOME IMPROVEMENTS:

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WA 6164
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ABN: 72152669326
W: www.nexushomesgroup.com.au

SHEET N°:

7 OF 14

JOB N°:

N/A

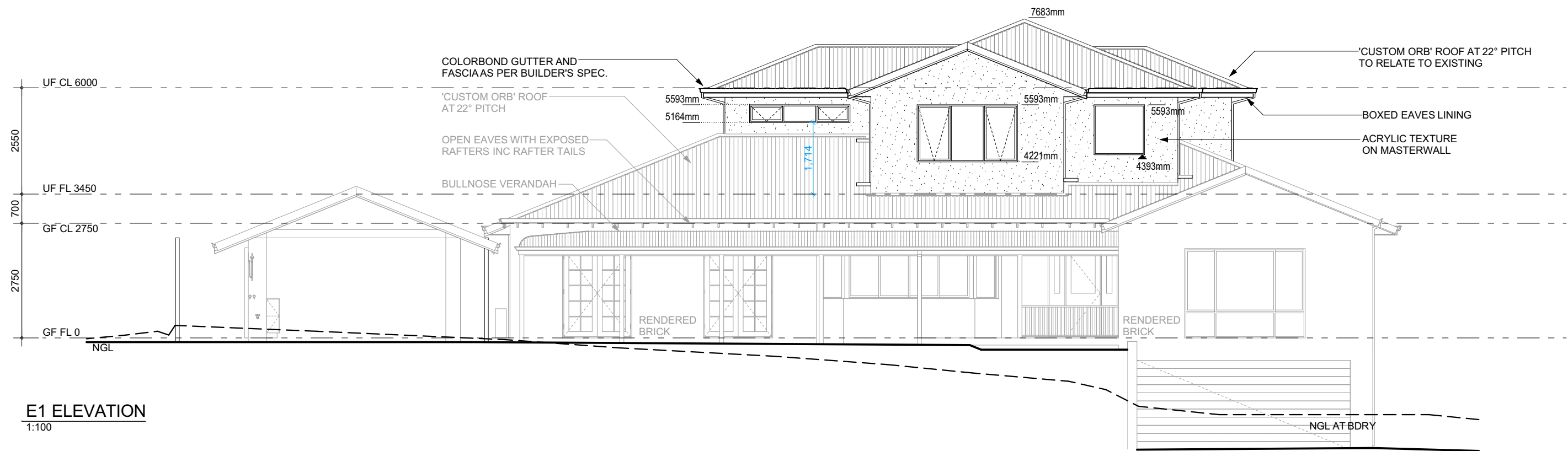
SCALE:

A3 SHEET

NOTE:

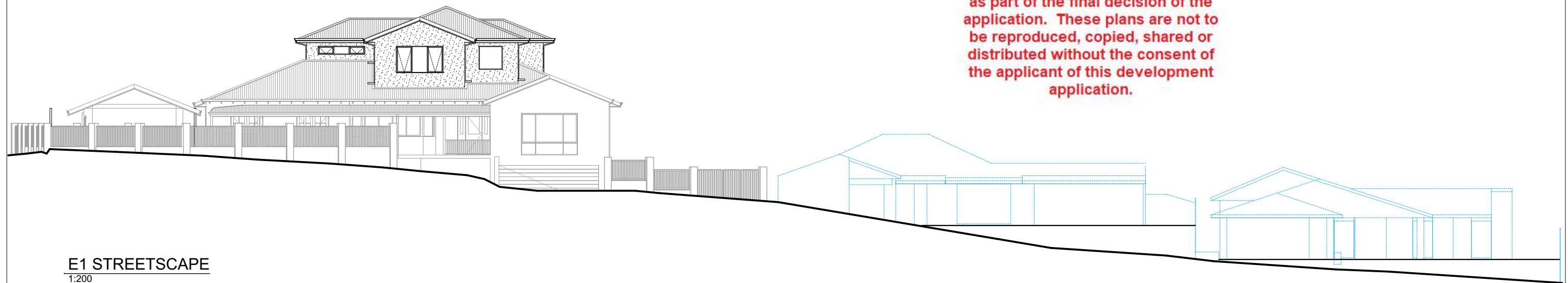
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STAGE:
PLANNING & ENGINEERING

CLIENT:
**GRANT
BENJAMIN & JESSICA**

PROPOSED RESIDENCE AT:
2 PRIDER COURT
KARDINYA

SHEET:
ELEVATION 1 & STREETSCAPE

DATE:	REV:	DESCRIPTION:
12-06-26	A	CONTRACT
28-07-26	B	CONTRACT UPDATES
22-09-26	C	PLANNING AND ENGINEERING (VO# 10701)

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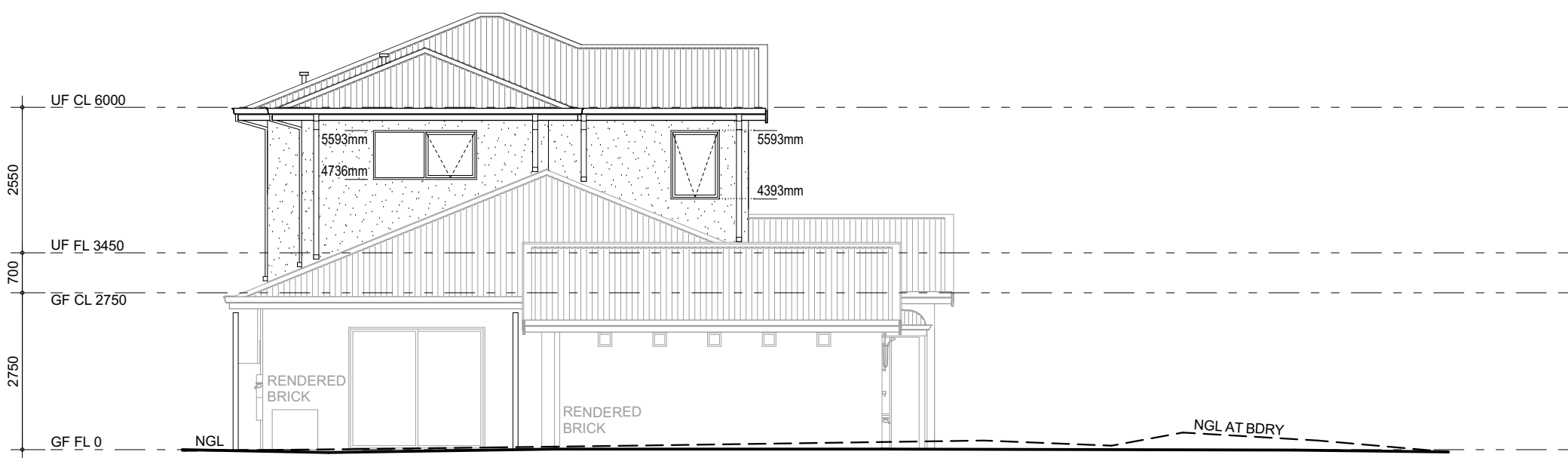
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WA 6164
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SHEET N°:
8 OF 14

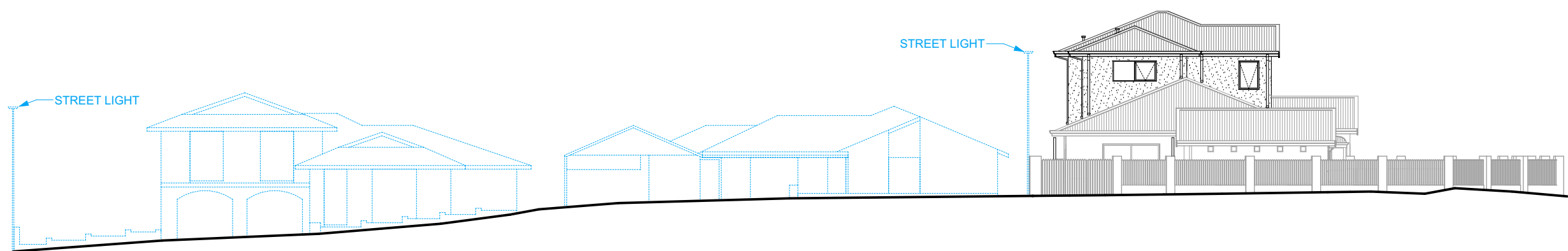
JOB N^o:
N/A

SCALE: A3 SHEET



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E2 ELEVATION
1:100



E2 STREETScape
1:200



STAGE:
PLANNING & ENGINEERING

CLIENT:
**GRANT
BENJAMIN & JESSICA**

PROPOSED RESIDENCE AT:
**2 PRIDER COURT
KARDINYA**

SHEET: ELEVATION 2 & STREETScape			
DATE:	REV:	DESCRIPTION:	BY:
12-06-26	A	CONTRACT	DG
28-07-26	B	CONTRACT UPDATES	IW
22-09-26	C	PLANNING AND ENGINEERING (VO# 10701)	IW
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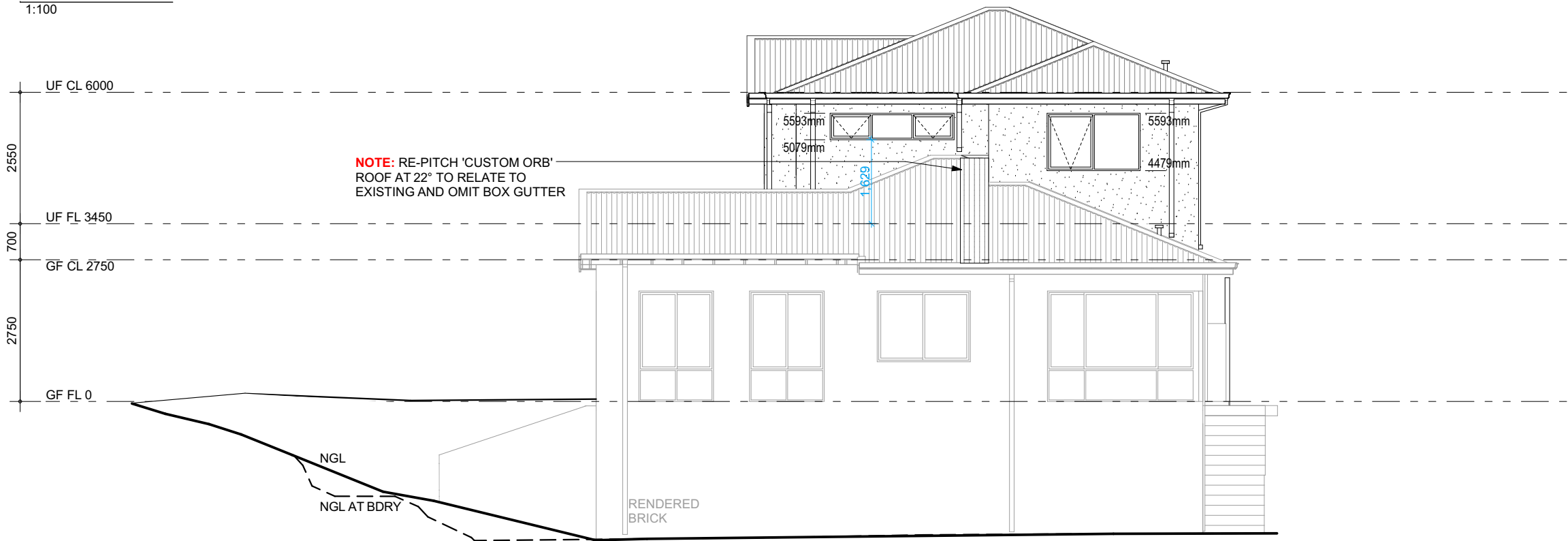
SHEET N°:
9 OF 14

JOB N°:
N/A

SCALE: A3 SHEET



E3 ELEVATION
1:100



E4 ELEVATION
1:100

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NEXUS
HOME IMPROVEMENTS

STAGE:
PLANNING & ENGINEERING

CLIENT:
GRANT BENJAMIN & JESSICA

PROPOSED RESIDENCE AT:
2 PRIDER COURT KARDINYA

SHEET:
ELEVATIONS 3&4

DATE:	REV:	DESCRIPTION:	BY:
12-06-26	A	CONTRACT	DG
28-07-26	B	CONTRACT UPDATES	IW
22-09-26	C	PLANNING AND ENGINEERING (VO# 10701)	IW

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SHEET N°:
10 OF 14

JOB N°:
N/A

SCALE: A3 SHEET