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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	521m ²
ZONING	R15
OPEN SPACE	332.8m ² / 63.8%
TOTAL OVERSHADOWING	63.08m ² / 6.26% AS SHOWN SHADED

SITE FEATURE SURVEY PLAN
 1:200



STAGE:
PLANNING AND ENGINEERING

CLIENT:
AUSTIN GLEN & CORRIE

PROPOSED RESIDENCE AT:
76A STOCK ROAD ATTADALE

SHEET: SITE FEATURE SURVEY PLAN		
DATE:	REV:	DESCRIPTION:
10-02-26	A	CONTRACT
02-04-26	B	PLANNING AND ENGINEERING (REVIEW DH)
DATE PRINTED:	2/04/2026	

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:
1 OF 11

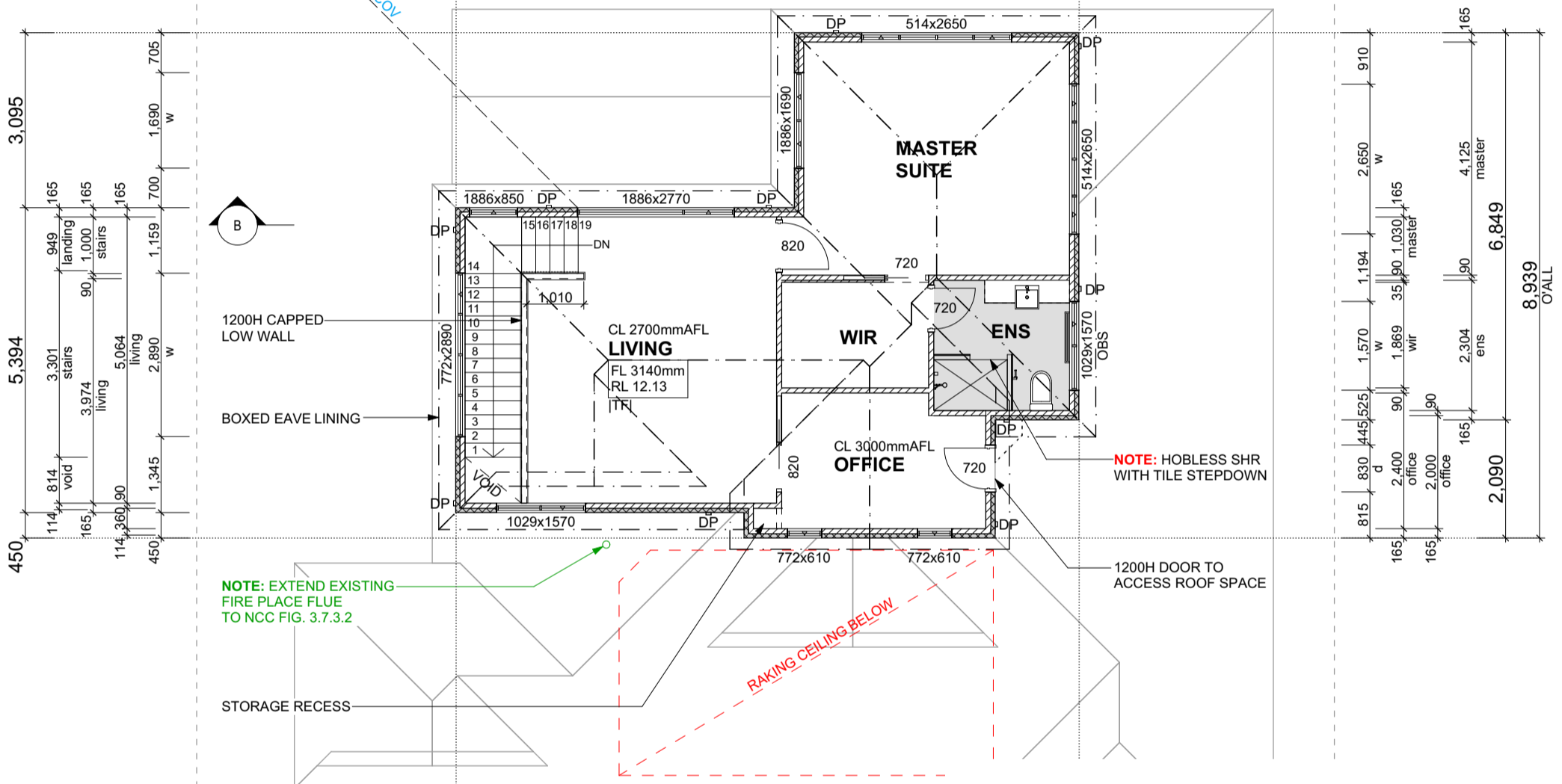
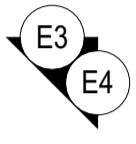
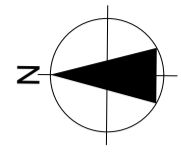
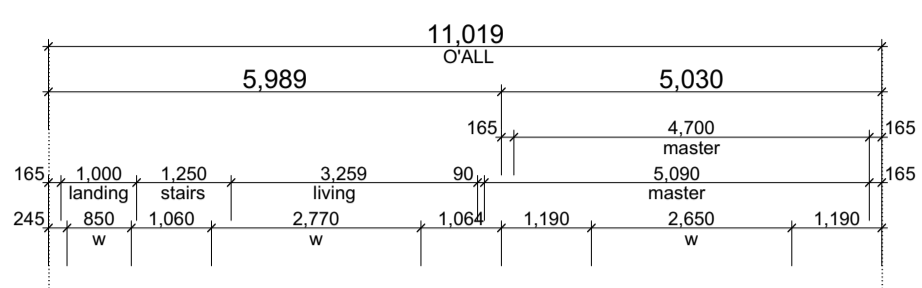
JOB N^o:
2020

SCALE: A3 SHEET

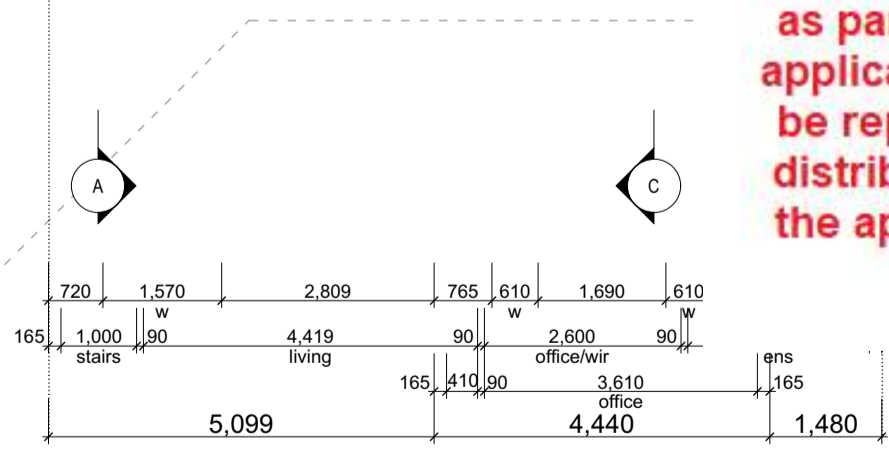
NOTE: DO NOT SCALE FROM THESE DRAWINGS. ALL CONTRACTORS TO CHECK MEASURE ON SITE PRIOR TO FABRICATION. ANY DISCREPANCIES TO BE REPORTED TO SUPERVISOR IMMEDIATELY

STRATA LOT

- LEGEND:**
- | | |
|---------------------|--------------|
| NEW | EXIST |
| BRICK WALL | EXIST |
| TIMBER FRAME WALL | EXIST |
| MASTERWALL CLADDING | EXIST |
| CLADDING AS NOTED | EXIST |
- 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 AND 11.3.8
- STAIR NOTE:** STAIR CONSTRUCTION TO COMPLY WITH NCC 11.2. BALUSTRADE AND HANDRAILS TO COMPLY WITH NCC 11.3
- WINDOW NOTE:** PROVIDE DOUBLE GLAZING TO ALL UPPER FLOOR WINDOWS



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UPPER FLOOR PLAN
 1:100

UF AREAS	
PROPOSED UPPER	74.58
	74.58 m ²



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DATE:	REV:	DESCRIPTION:	BY:
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02-04-26	B	PLANNING AND ENGINEERING (REVIEW DH)	DG

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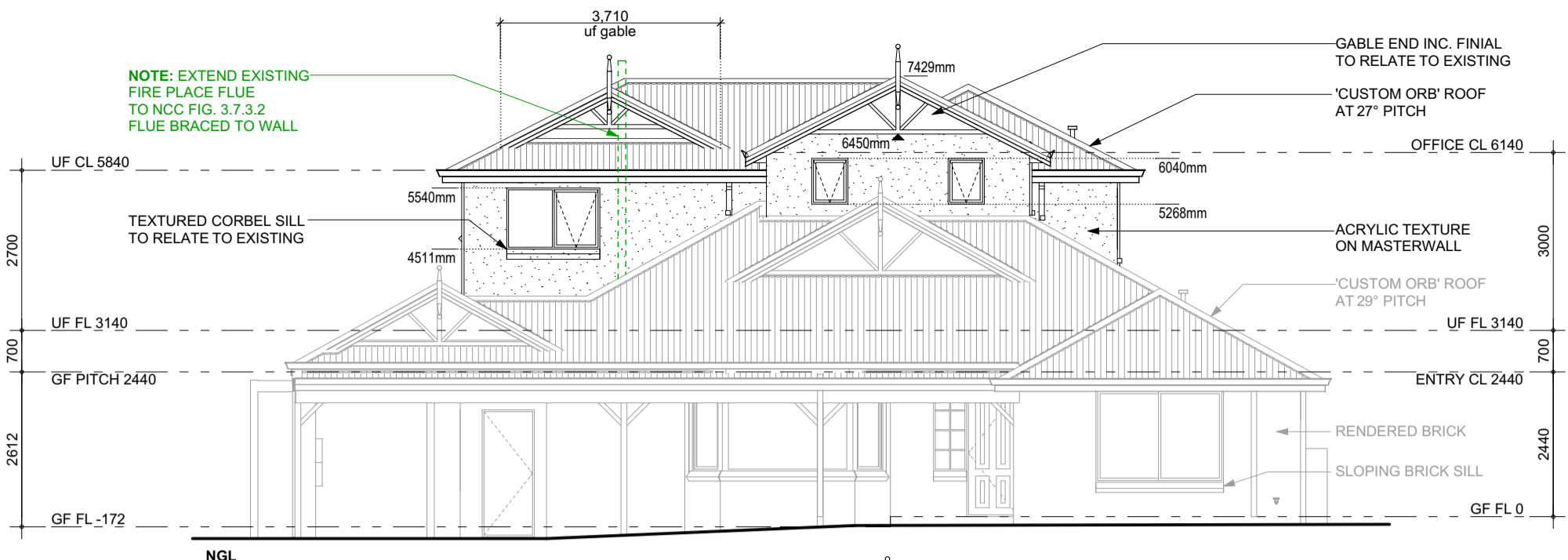
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4 OF 11

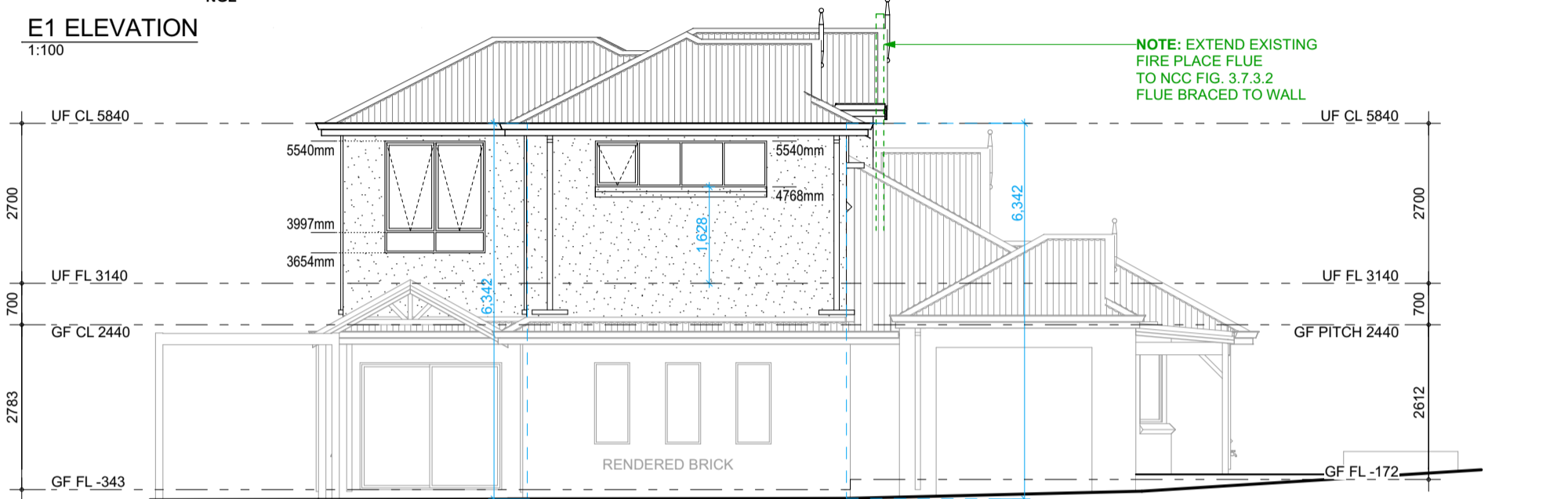
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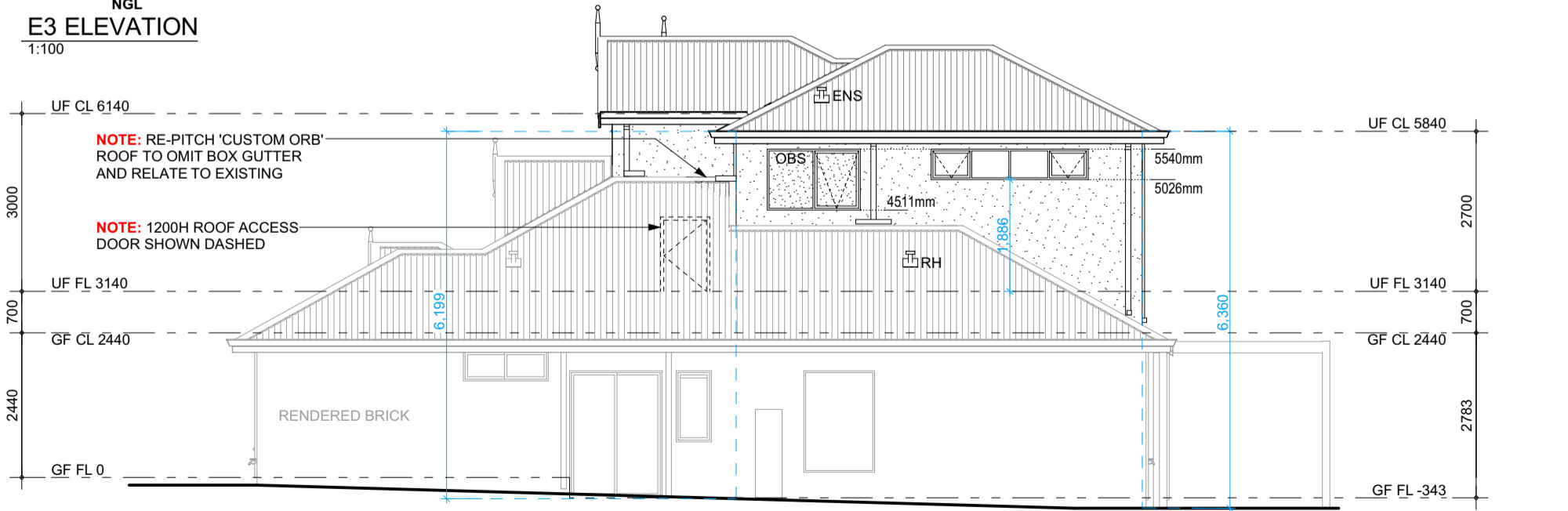
E1 ELEVATION
1:100



E2 ELEVATION
1:100



E3 ELEVATION
1:100



E4 ELEVATION
1:100

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SHEET NO: **6 OF 11**
 JOB NO: **2020**
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