



**DIAL BEFORE
YOU DIG**
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ALL TRADES ARE TO
REFER TO INFORMATION
PROVIDED SOURCED FROM
DIAL BEFORE YOU DIG

TWO STOREY:

PROVIDE H2-F TREATMENT TO SOFTWOOD MEMBERS OF TIMBER FRAME TO GROUND FLOOR FRAME AND FIRST FLOOR FRAME, STRUC-JOISTS AND TRUSSES OF HOME IN LIEU OF STANDARD. NOTE: HARDWOOD TIMBERS EXCLUDED.

PROVIDE STRUCTURAL TERMINATOR PARTICLEBOARD FLOORING IN LIEU OF STANDARD.



INCLUDES TERMSPEC PROTECTION.

SERVICES

O/H Power		- NO
U/G Power		- YES
Water		- YES
Telecom		- TBC
Gas		- NOT FOUND
Sewer		- YES
Stormwater		- TO KERB

REAL PROPERTY DESCRIPTION

Lot: 101 on: SP313554

Area: 1154 m²

Local Authority: Gold Coast C. C.

Contour Interval: 0.25m

Datum: AHDD (Field Stn RL = 61.610m)

LEGEND

	LIGHT POLE		LOCATOR POT HOLE
	POWER POLE		FIRE HYDRANT
	POWER BOX		AIR VALVE
	POWER LINE		STOP VALVE
	UNDERGROUND ELEC		WATER METER
	TELSTRA PIT		WATER LINE
	TELSTRA LINE		STORMWATER M/HOLE
	GAS MARKER		GULLY GRATE
	GAS LINE		ROOFWATER PIT
	SEWER MANHOLE		STORMWATER LINE
	SEWER LINE		ROCK RETAINING WALL
	SIGN		RETAINING WALL
	TEMPORARY BENCH MARK		TOP OF BANK
	PERMANENT SURVEY MARK		TOE OF BANK
	ORIGINAL PEG		FENCE

POOL BY OWNER DURING
CONSTRUCTION. KEEP
AREA FREE OF ALL
SERVICES

PROVIDE
POOL
BACKWASH
OVERFLOW
FIELD GULLY

7720
TO WALL
(& OMP)

LINE OF
BUILDING
PLATFORM

102
SP313554
(Vacant)

FOLDALINE CLOTHESLINE.
LOCATION TBC BY CLIENT

SERVICES UNDER GARAGE

60/60/60 FRL ZERO LOT WALL

75mm WIDE SLAB REBATE
EXTENSION FOR INSPECTION
OF TERMITE BARRIER ALONG
ZERO LOT LINE.

5589
(TO SETOUT)
5500
(TO GARAGE)
5000
3000
Concrete Footpath
Kerb Outlets
Garden Edge
No Peg Fd
60.15
60.09
60.00
60.26
60.25
60.51
60.56
60.53
297°50'10"

FOOTPATH TO BE CUT
OUT FOR DRIVEWAY BY
CLARENDON HOMES

270
(& OMP)

2000
TO WALL
(1550 TO OMP)

DENOTES EXTENT
OF COVENANT A

SITWORKS / NOTES

CUT/FILL BATTERS:- 1:3

NO HEAVY COMPACTION
OVER SERVICES

ENGINEERS SITE
CLASSIFICATION: H2

ENGINEERS WIND
CLASSIFICATION: N3

TENDER SUBJECT TO LOCAL
SHIRE COUNCIL ENERGY
EFFICIENCY REQUIREMENTS

TENDER SUBJECT TO FULL
COVENANT APPROVAL BY
CLIENT PRIOR TO COUNCIL
LODGE MENT

CLARENDON
RESIDENTIAL
TAKES NO
RESPONSIBILITY
FOR DAMAGE TO
EXISTING ACCESS
WAY, RETAINING
WALLS OR FENCES

- YARD GULLY

SITWORKS

CUT:- SCRAPE

FILL:- SCRAPE

PAD R.L:- 60.000m AHD

SLAB R.L:- 60.385m AHD

BUILDING PLATFORM
HEIGHT SHOWN IS
APPROX. ONLY & MAY
VARY ON SITE DUE
TO SITE CONDITIONS.

SITE COVERAGE: 17.17%

ROOF HEIGHT CALCULATION

7.886m APPROX. HEIGHT FROM NATURAL
GROUND LEVEL @ MAX.

BEST PRACTICE PROCEDURES FOR EROSION
& SEDIMENT CONTROL AS OUTLINED BY
G.C.C.C. REGULATIONS TO BE ADHERED TO

APPROX POSITION OF SEWER 'HOUSE
CONNECTION'. PLUMBER TO CONFIRM ON SITE
PRIOR TO COMMENCEMENT OF EXCAVATION.

SITE INDUCTION

Before entering site please review and
make yourself familiar with Emergency
Contacts. Site Specific Hazards and the
Site Specific Induction information that is
located on the Site Induction Sign. If you
have any trouble understanding this
instruction, contact the Site Supervisor or
Emergency Contact Number located on the
sign.

CLIENT'S SIGNATURE:

DATE:

ClarendonHomes

QBCC Lic No 80444
NSW Lic No 226716C
ABN 37 078 853 022

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DIMENSIONS TO BE READ IN
PREFERENCE TO SCALING

PRODUCT:
PARKHILL 320
Classic Facade
L/H Garage

LUXE Specification

CLIENT:
TANIA KALKIDIS
LAZAROS KALKIDIS

SITE ADDRESS:
LOT 101 (#7)
CALLI AVENUE
UPPER COOMERA, QLD, 4209

CONTRACT ISSUE

DRAWN: MT	DATE: 04/03/25	Rev: B
RATIO @ A3: 1:200	CHECKED: -	
SHEET: 2	JOB No: 49906548	QLD