

NOTE:- ALL BUILDING SET-BACKS TO BE READ IN CONJUNCTION WITH LOCAL COUNCIL BY-LAWS

NOTE:- THE SEWER CONNECTION POINT IS APPROXIMATE. THE EXACT LOCATION TO BE CONFIRMED ON SITE BEFORE ANY CONSTRUCTION WORK BEGINS

PROPOSED BUILDING ENVELOPE (APPROXIMATES)

FOOTPRINT: 144.06 m²

PAD LEVEL: 52.950 AHD

F.F.L: 53.335 AHD

FILL: SCRAPE

CUT: SCRAPE

SITE SCRAPE ONLY
PAD LEVEL: 52.950 AHD
CRITICAL PAD REQUIREMENT - N/A

SEWER CONNECTION:

HCSL: 52.363
HCIL: 51.013
DEPTH: 1.350

STORMWATER CONNECTION:

AT STORMWATER PIT
IL: TBC

PROPERTY DETAILS

LOT: 191

SP: 343910

STAGE: STAGE 1

ESTATE: CALLI

LOCAL AUTHORITY: GOLD COAST .C.C.

PARISH: PARISH

COUNTY: COUNTY

PROPERTY DETAILS

SITE AREA: 420m²

SITE COVERAGE: 35.67%

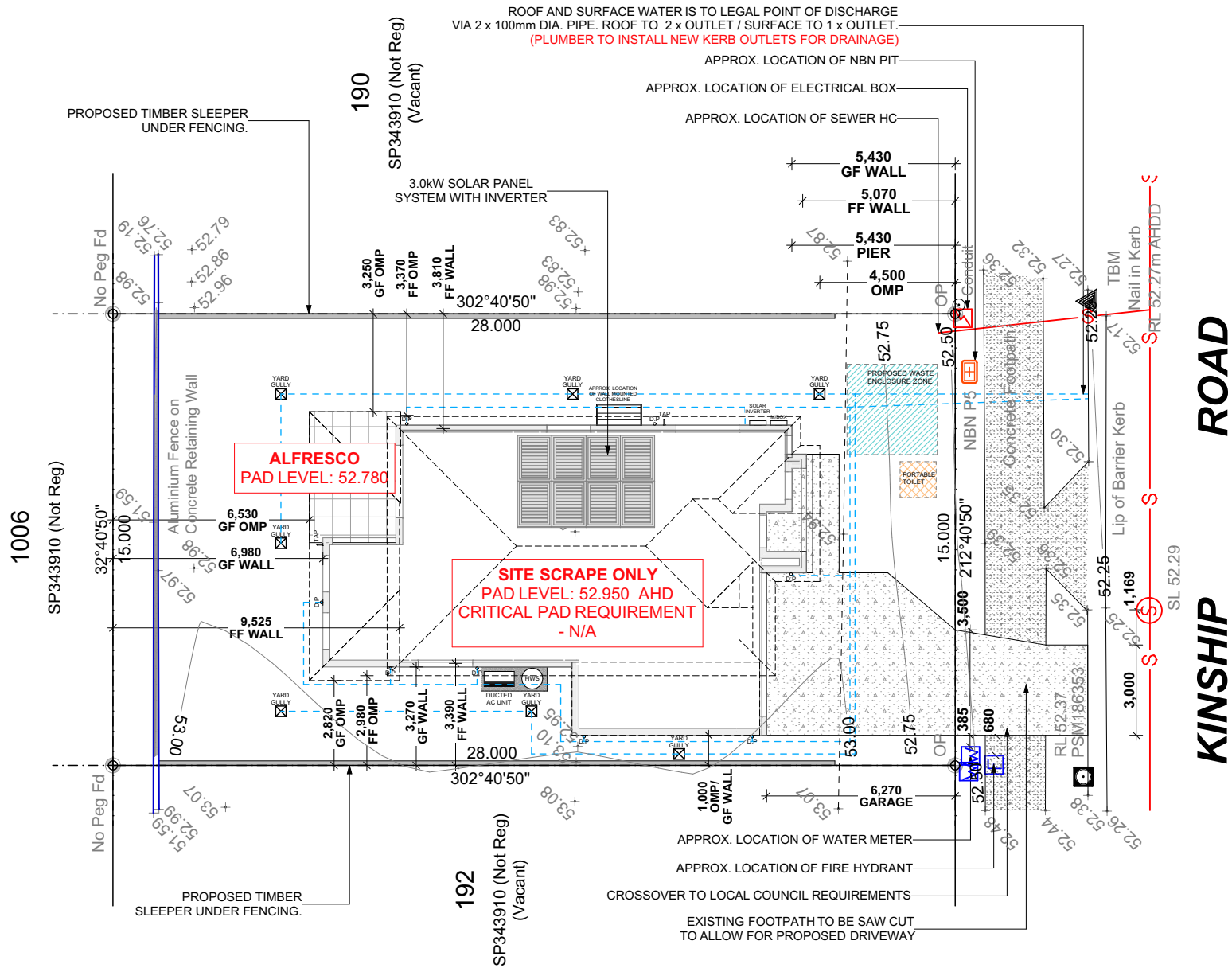
SITE COVERAGE ALLOWED: 55%

DRIVEWAY, PAD, PORCH & ALFRESCO (AREA): 74.73m²

PRIVATE OPEN SPACE: >16m²

GENERAL NOTES:-

- SITE TO BE GRADED TO DISPERSE WATER AWAY FROM BUILDING. THE CONSTRUCTION MANAGER IS TO BE CONSULTED IF FALL IS TOWARDS THE HOUSE.
- ALL POWER AND COMMUNICATION SITE SERVICES TO CONNECT TO SYSTEM PROVIDED BY CONTROLLING AUTHORITY.
- DRIVEWAY IS TO BE FINISHED AS REQUIRED BY LOCAL COUNCIL AUTHORITIES AND SHALL BE EXPOSED AGGREGATE AS PER STANDARDS. IT SHALL NOT EXCEED A GRADIENT OF 1 IN 4.
- SEWER AND STORMWATER MAN HOLES, JUMP UP CONNECTION POINTS, AND LINES HAVE BEEN NOTED ON PROPOSED SITE BUT EXACT LOCATIONS COULD NOT BE DETERMINED. (ASSUMED LOCATIONS ONLY.)



BAL - 19

ACOUSTIC - N/A

GAS - NIL

BOS - N/A

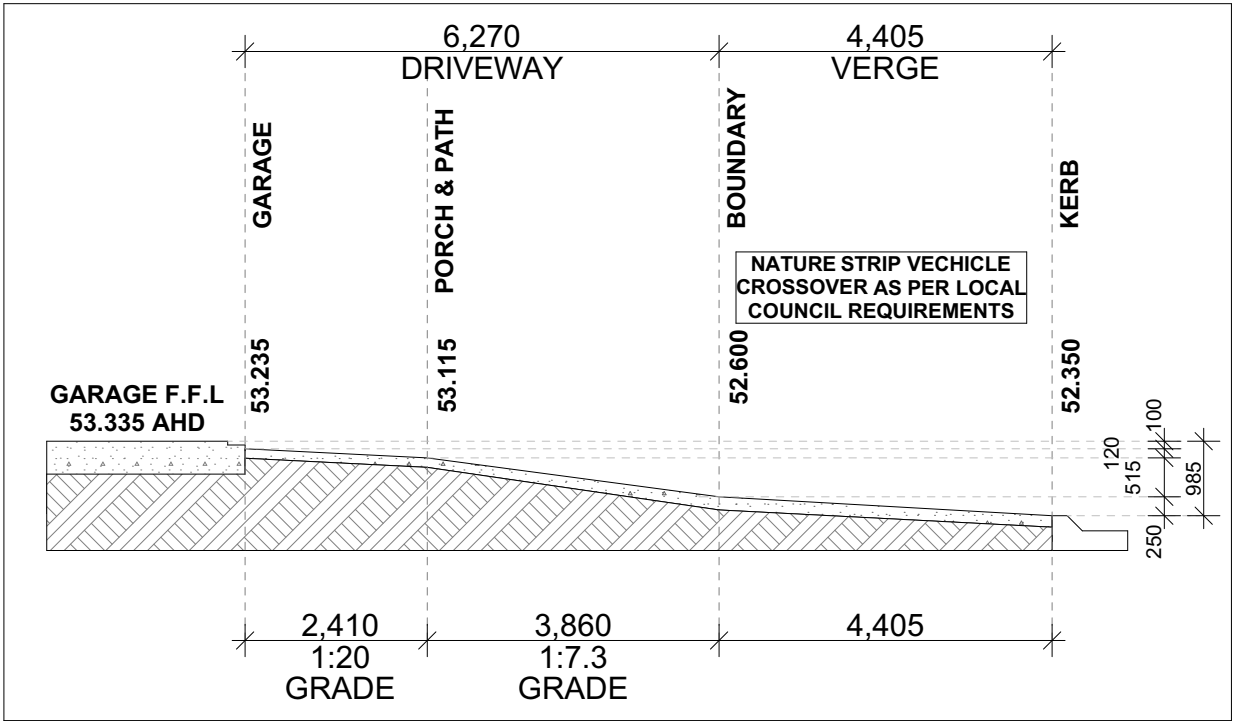
BOSW - N/A

SITE PLAN
1:200

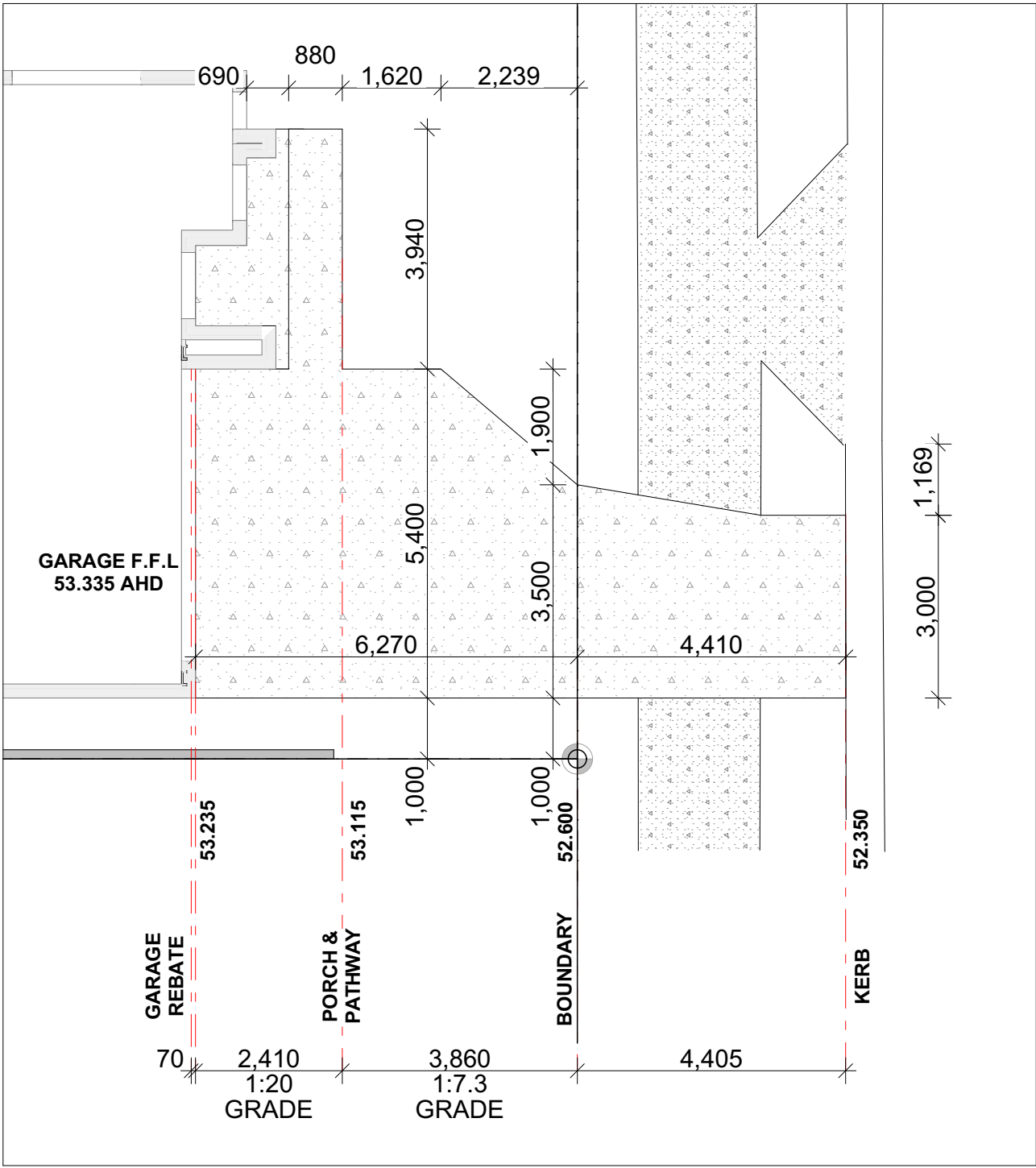
	FRD Homes Pty Ltd 64 Devanport Street, Southport QLD 4215 Ph : 07 5512 4188 F : 07 5512 4122 QBCC Lic 15046435		NOTE:	WIND RATING:	ADDRESS:	CLIENT SIGNATURE:	AMENDMENTS:			STATUS: WORKING DRAWINGS	DATE: 18.07.2025		
			Please check and verify all dimensions prior to construction. All measurements are in millimeters unless shown otherwise. Dimensions as shown. Do not scale from the drawing. Any problems should be directed to the builder for clarification.	N3	Lot 191, Kinship Road, "Calli", Upper Coomera QLD 4209	CLIENT SIGNATURE:		20.12.2024 - CONTRACT DRAWINGS			KA	SCALE: 1:200 @ A3	DRAWN BY: RK
				SOIL CLASS:	CLIENT:	CLIENT INITIALS:		30.06.2025 - WORKING DRAWINGS			RK	DRAWING TITLE:	
				H1	Yiqiang Zhu	DATE:		18.07.2025 - SOIL TEST OVERLAY			RK	SITE PLAN	
						NOTES:		29.07.2025 - CERTIFIER RFI			AN	DESIGN:	DRAWING No.: 24701
© Copyright Reproduction in whole or part is forbidden without prior written consent. If in doubt... ASK! Do not assume.							29.09.2025 - ESTIMATING MARKUP			AN	BYRON CUSTOM HAMPTONS 240 DS-HS	PAGE No.: P. 4	MV1

NOTE:- KERB RAIL TO BE IN ACCORDANCE WITH AS1428

NOTE:- PATHWAY GRADIENT CRITICAL & MUST BE CONSTRUCTED AT MAX 1:21 GRADE



DRIVEWAY SECTION
1:100



DRIVEWAY PLAN
1:100