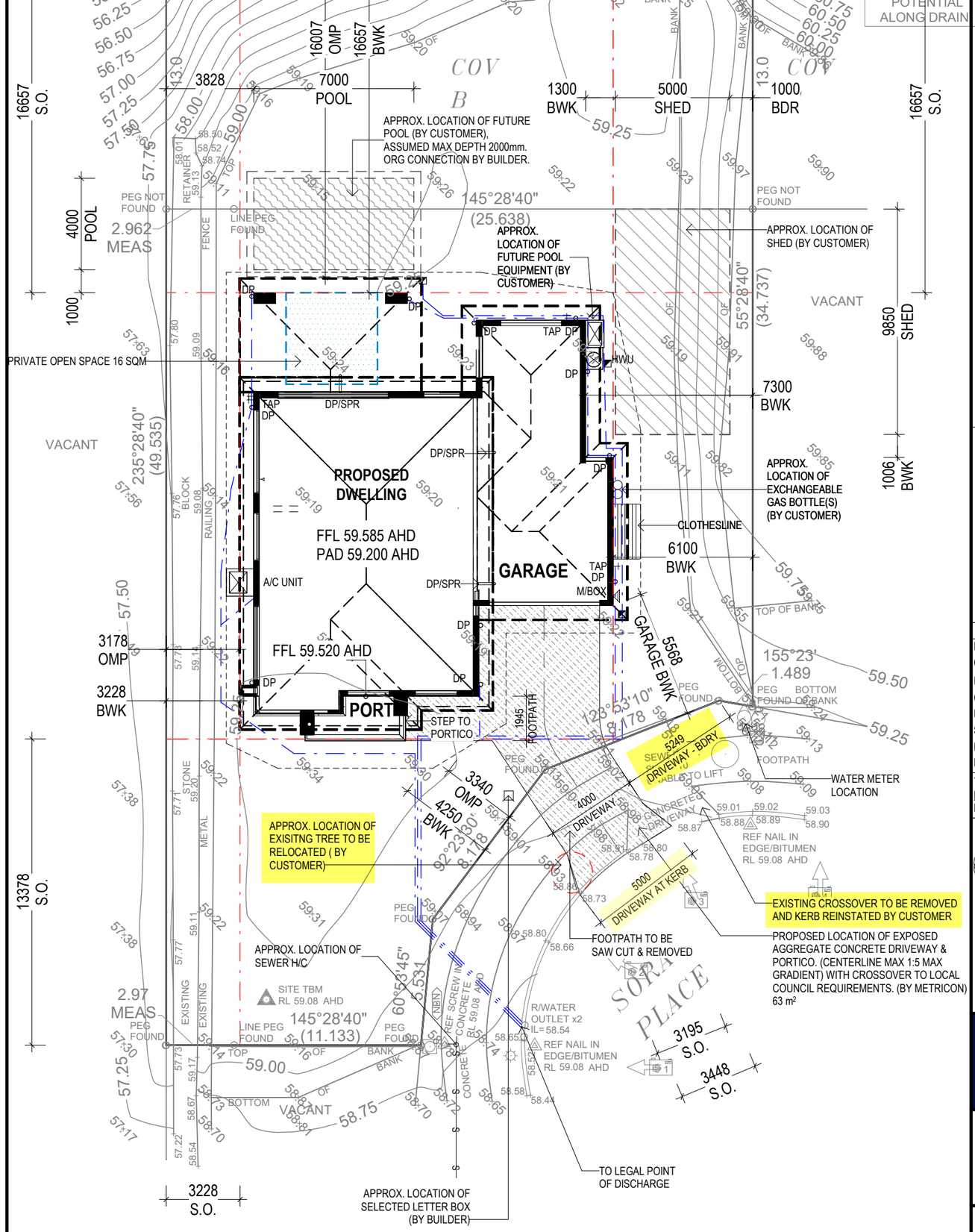

REFER ENGINEER'S FOOTING DESIGN
SOIL CLASSIFICATION 'H1'
REFER SOIL REPORT (REF. No: 256247)

TRUE NORTH

SITE AREA	
1101.00 m²	
O/ALL SITE COVERAGE	
236.96 m²	21.52%
COVENANT APPLICABLE	
CALLI UPPER COOMERA	

SITE DESCRIPTION

LOT:	216
ON:	SP348194
LOCAL AUTHORITY:	GOLD COAST CITY COUNCIL
CONTOUR INTERVAL:	0.25M
DATUM:	AHD (VIA SITE TBM)
SURVEYED BY:	STEVE COOPER & ASSOCIATES PTY LTD
DATE SURVEYED:	02/07/2025
PLAN NO. REV:	25-773.mjo

THIS SURVEY MAPS THE SITE FEATURES AND LEVEL, IT DOES NOT GUARANTEE THE POSITION OF PEGS, ALLOTMENT BOUNDARIES OR FENCES. CHECK TITLE FOR ANY EASEMENTS.

LEGEND:

- EXISTING TREE
- TREE REMOVED
- STRUCTURAL ROOT ZONE
- TREE PROTECTION ZONE
- TELSTRA PIT
- SEWER TIE
- POWER POLE
- LIGHT POLE
- FIRE HYDRANT
- METER BOX
- GAS METER
- ELEC HWU
- GAS HWU
- WATER METER
- SURFACE DRAIN
- DOWNPIPE
- FENCE/GATE
- STORMWATER
- SEWER RUN
- ROOF LINES
- BATTER - CUT
- BATTER - FILL

metricon **FREEDOM**

501 Blackburn Road, Mount Waverley, VIC, 3149
P.O. Box 857, Mount Waverley, VIC, 3149
Builders Licence N°: CDB-U 52967 ACN: 005 108 752
Tel: 1300 786 773
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DESIGN: **NEWHAVEN 38**
PRODUCT CODE: **QF3NEW38DEADN**
FACADE: **DEAKIN**
CEILING: **27 25 R**

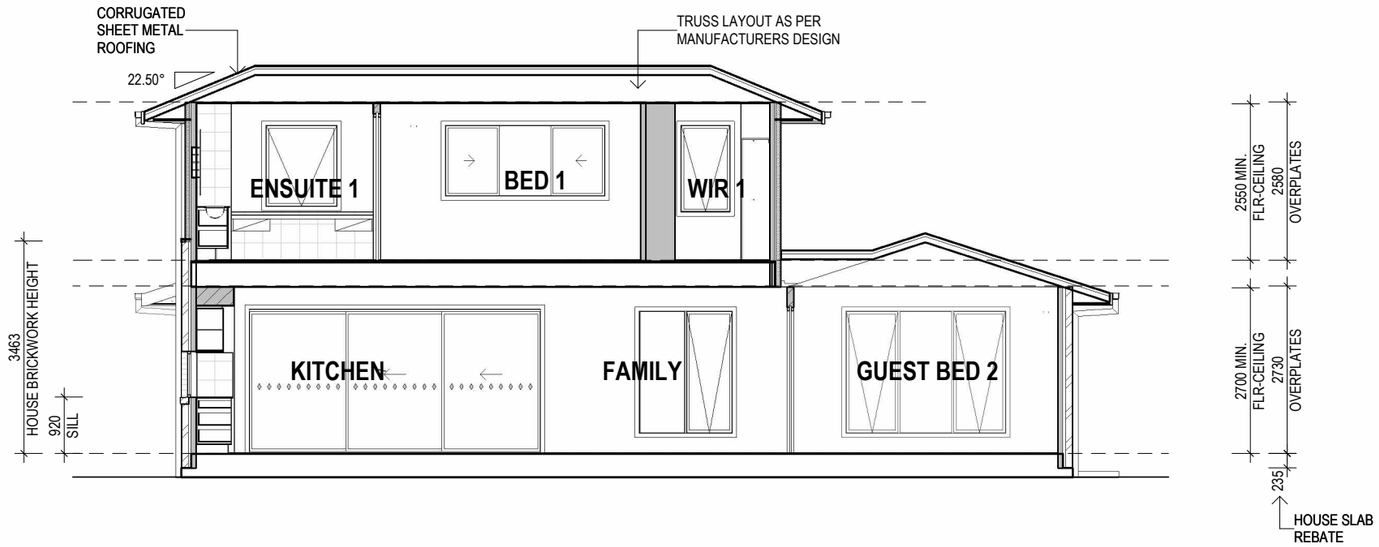
DRAWING TITLE: **SITE PLAN**

EXCAVATION NOTES

PAD LEVEL - 59.200 AHD
- BALANCED CUT & FILL (UP TO 150MM):
BUILDER TO PROVIDE BALANCED CUT & FILL OVER HOUSE AND GARAGE UNTIL LEVEL

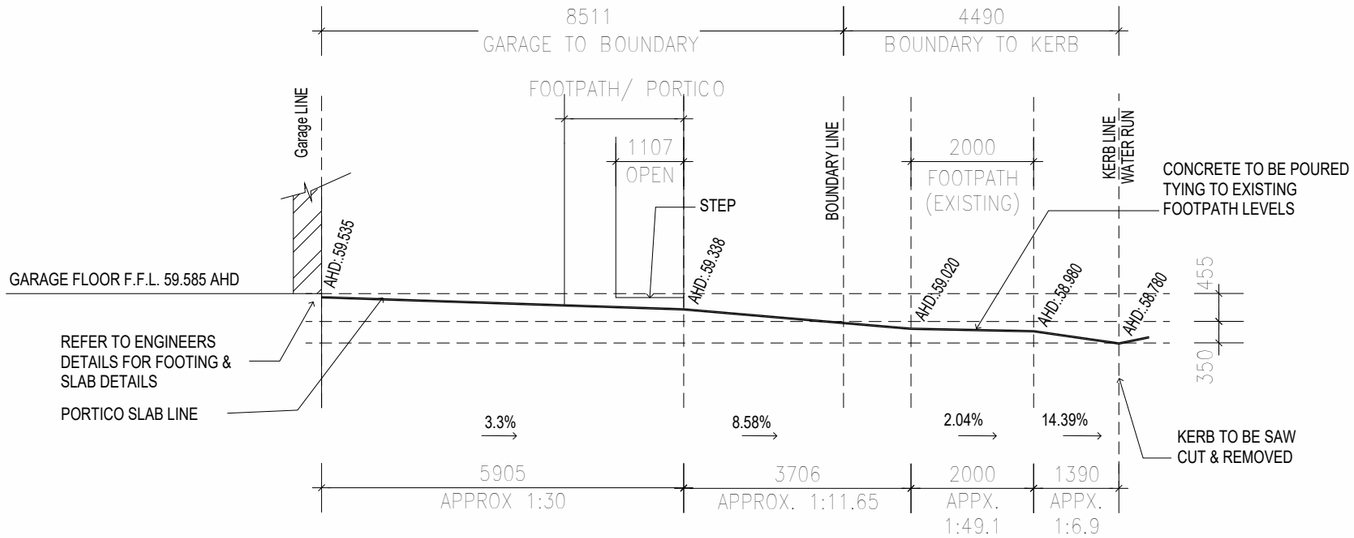
BATTER ANGLE: MAXIMUM 1:2

HOUSE & LAND PACKAGE
ALL RETAINING WALLS ARE INDICATIVE ONLY & ARE SUBJECT TO CHANGE FOLLOWING REVIEW OF SITE CONDITIONS BY METRICON'S SITE MANAGER. HEIGHT, LOCATION & EXTENT



Y SECTION

1 : 100



VEHICULAR & DRIVEWAY CROSSING

SCALE 1:100

NOTE: SECTION VIEW IS INDICATIVE ONLY– CONSTRUCTION DETAILS, COLOUR SELECTION & CONTRACT DOCUMENTATION ITEMS TAKE PRECEDENCE

NOTES:

- STAIR / BALUSTRADE SHOWN ARE INDICATIVE ONLY. REFER COLOUR SELECTION.

DRAWING TITLE:
SECTION

0 1 2 3m
SCALE 1 : 100 (A3)

Do NOT scale this drawing. All written dimensions take precedence over scaled dimension. ***If in doubt, ASK.***

metricon **FREEDOM**

TECH SPEC: 06/05/25 SPEC LEVEL: BASE

DESIGN: **NEWHAVEN 38**
PRODUCT CODE: QF3NEW38DEADN
FACADE: **DEAKIN**
CEILING: **27G, 25F R**

209 Robina Town Centre Dr, Robina, QLD, 4226
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OWNER:
S. P. N. & Q. J. CHAPMAN

LOT 216 SORA PLACE
UPPER COOMERA, QLD 4209

JOB N°: 756298	PERMIT N°: 00124315
WIND SPEED: N3	MASTER ISSUED: TBC
DRAWN: A0A	CHECKED:

CONSTRUCTION PLANS
DATE: 10/12/2025

SHEET: 08/16

10/12/2025 4:37:21 PM