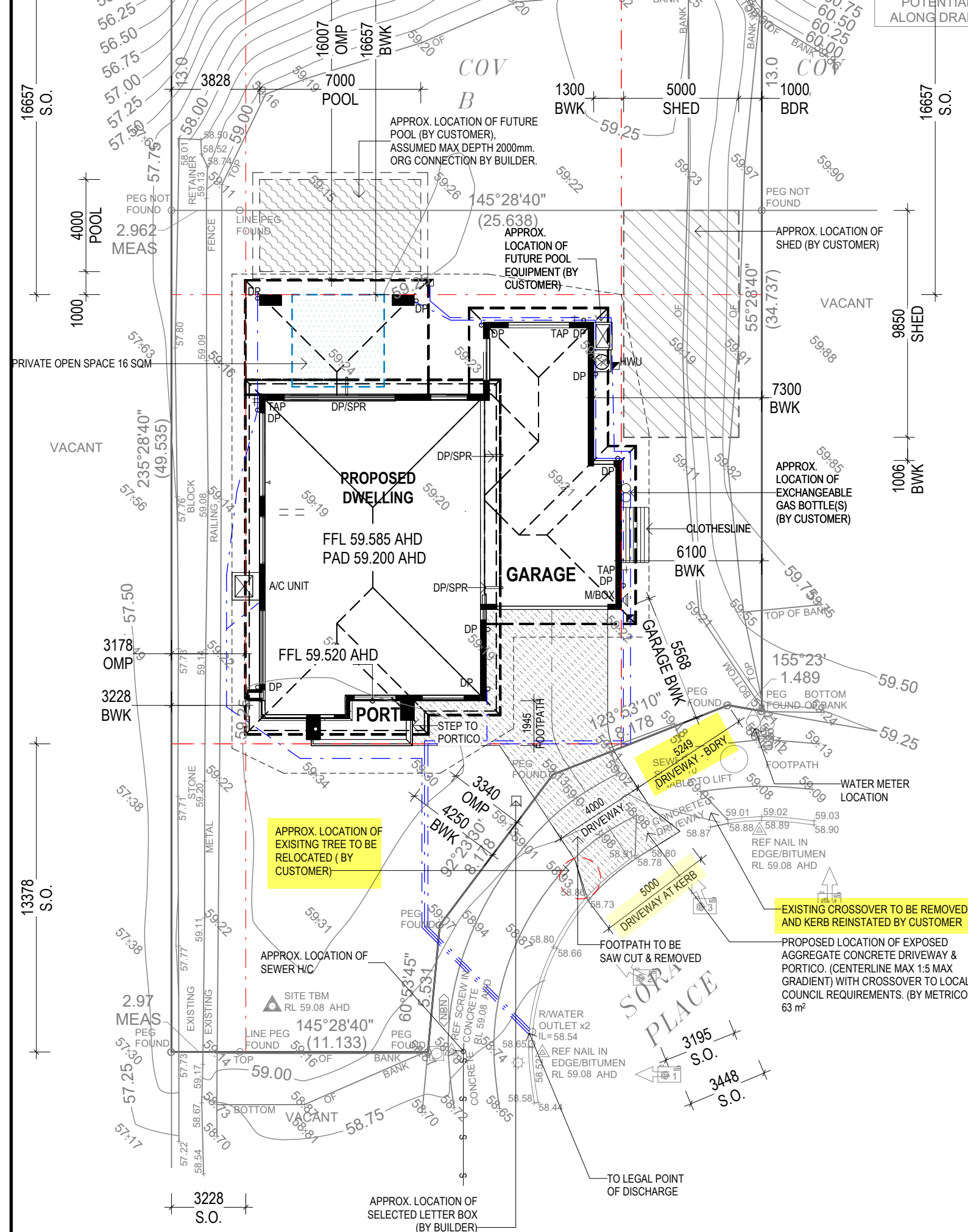




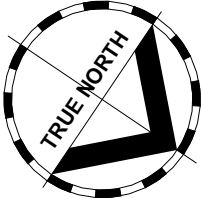
PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: OPV/2025/561

Dated: 16 December 2025

Development shall comply with the conditions of approval as detailed in the Decision Notice and Council's Planning Scheme, Local Laws and Planning Policies

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

	SITE AREA	
	1101.00 m ²	
	O/ALL SITE COVERAGE	
	236.96 m ²	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

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Tel: 1300 786 773
www.metriconhomes.com.au

DESIGN: NEWHAVEN 38
PRODUCT CODE: QF3NEW38DEADN

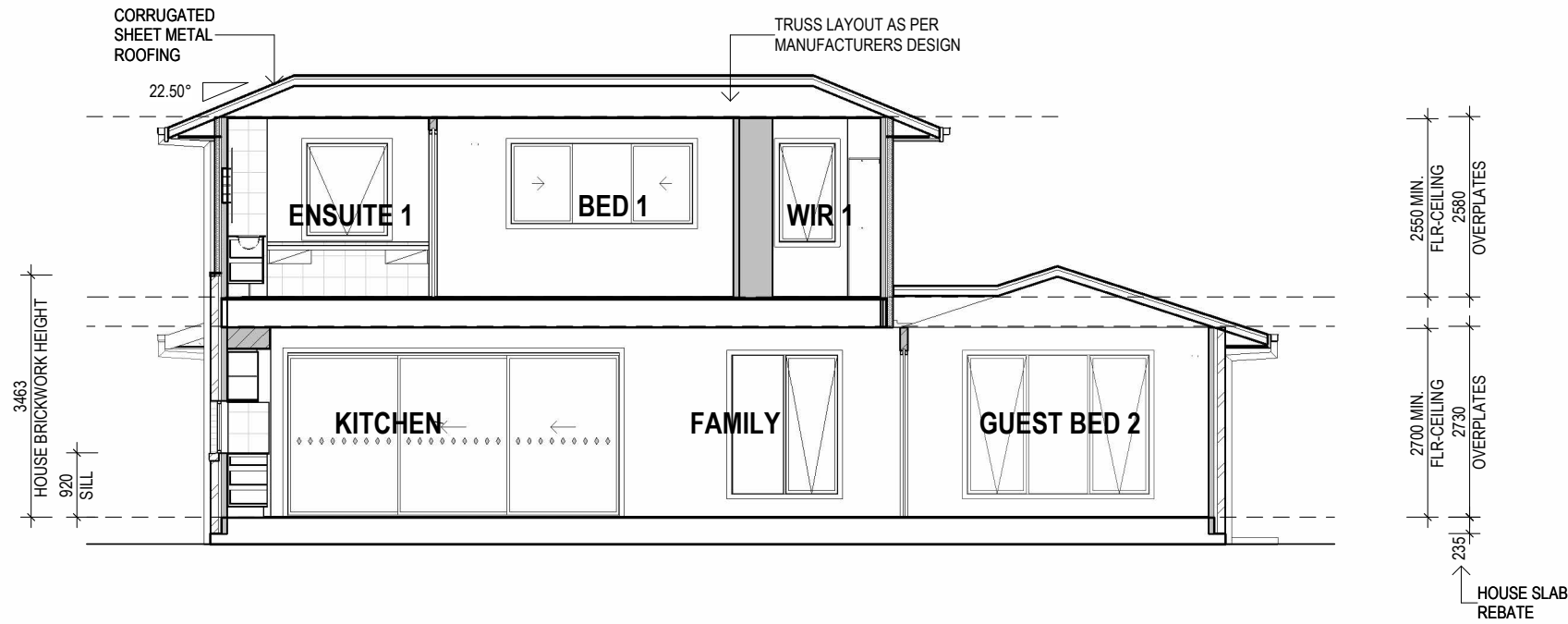
FACADE: DEAKIN
CEILING: 27 25 R

DRAWING TITLE: SITE PLAN

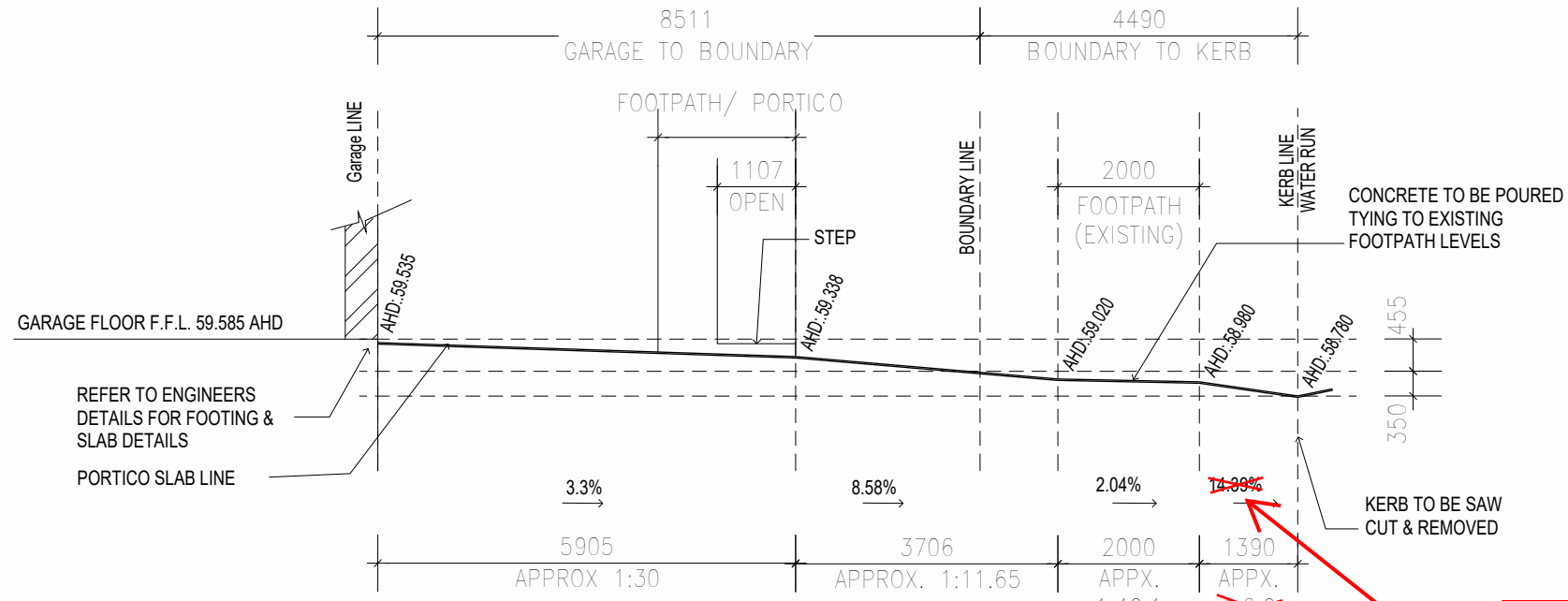
EXCAVATION NOTES
PAD LEVEL - 59.200 AHD - BALANCED CUT & FILL (UP TO 150MM): BUILDER TO PROVIDE BALANCED CUT & FILL OVER HOUSE AND GARAGE UNTIL LEVEL
BATTER ANGLE: MAXIMUM 1:2

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

10/12/2025 4:37:21 PM



Y SECTION
1 : 100



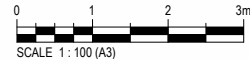
MUST BE MAXIMUM 12.5%
OR 1:8 TO PREVENT
VEHICLE SCRAPING

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



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



FREEDOM

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

DESIGN:
NEWHAVEN 38

FACADE:
DEAKIN

209 Robina Town Centre Dr, Robina, QLD, 4226
QBCC Licence N°: 40992
NSW Contractor's Licence N°: 36654C
ACN: 005 149 137
Tel: 1300 786 773
www.metriconhomes.com.au

PRODUCT CODE:
QF3NEW38DEADN

CEILING:
27G, 25F R

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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:

SHEET:

CONSTRUCTION PLANS
DATE: 10/12/2025

08/16