

PMT

FINAL DRAWINGS

CHECKED BY: PKEXT No. 8874
CHECKED TO: PCVO1
DATE: 23/10/2025

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: OPV/2025/498

Dated: 22 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

THIS APPROVAL ENDORSES THE VEHICLE CROSSING ALONE, NOT INCLUDING ANY OTHER WORKS.

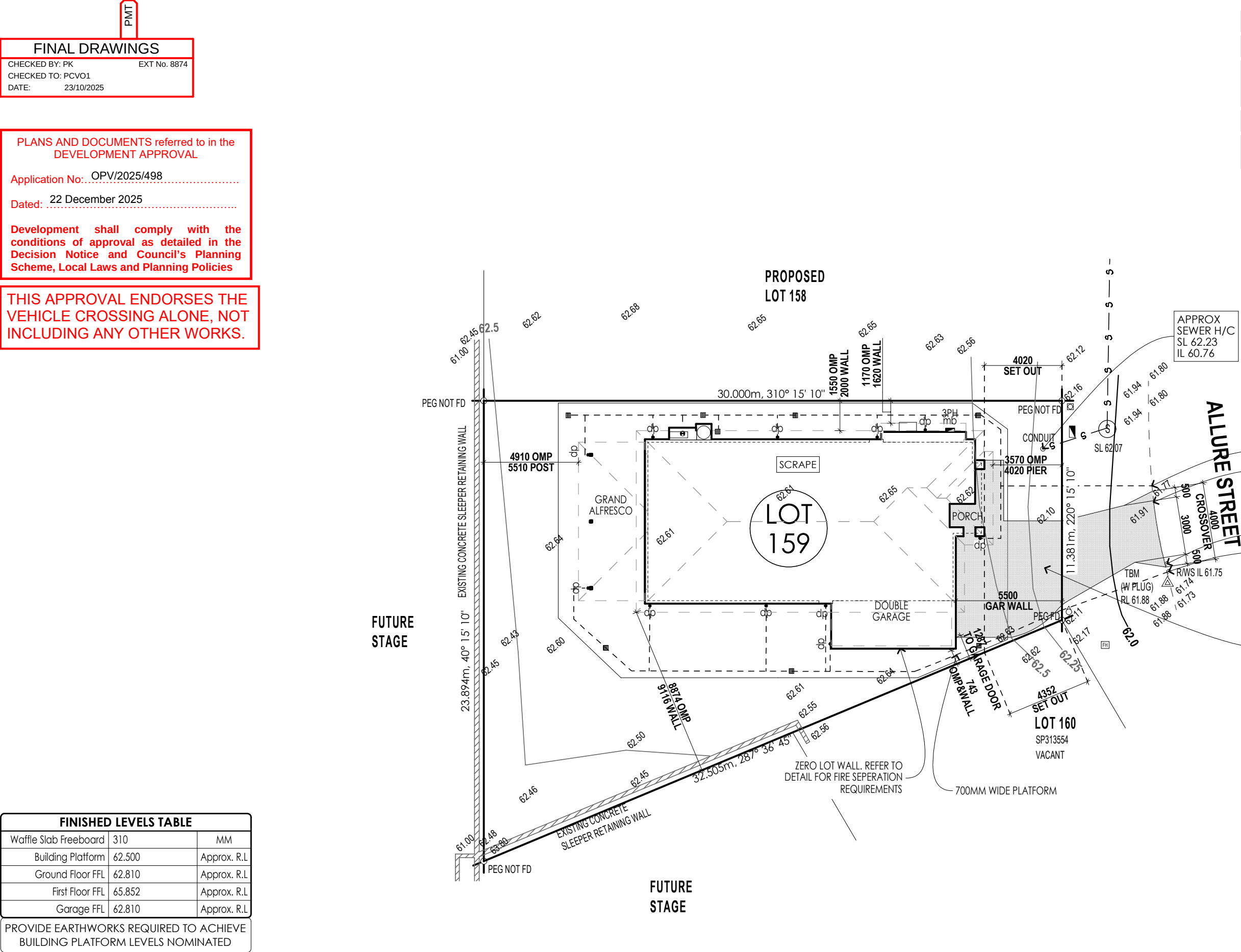
APPROX. CUT : SCRAPE
APPROX. FILL : SCRAPE

LOCATION OF SERVICES IS ONLY APPROXIMATE AND MAY VARY DUE TO SITE CONDITIONS.

LEVELS & CONTOURS SHOWN ARE BASED ON ASSUMED DATUM. PRIOR TO CONSTRUCTION THE RELEVANT AUTHORITY SHOULD BE CONTACTED FOR POSSIBLE MINIMUM FLOOR LEVEL REQUIREMENTS AND FLOOD INFORMATION

RL'S ARE INDICATION ONLY. SOME LEVELS MAY CHANGE DUE TO ACTUAL CONDITIONS ON SITE.

NOTE TO CONCRETOR - FINISHED LEVEL OF PAD FOOTING IS CRITICAL FOR STEEL POST LENGTH. TOP OF FOOTING MUST BE LEVEL WITH NOMINATED HOUSE PLATFORM LEVEL.



FINISHED LEVELS TABLE

Waffle Slab Freeboard	310	MM
Building Platform	62.500	Approx. R.L
Ground Floor FFL	62.810	Approx. R.L
First Floor FFL	65.852	Approx. R.L
Garage FFL	62.810	Approx. R.L

PROVIDE EARTHWORKS REQUIRED TO ACHIEVE BUILDING PLATFORM LEVELS NOMINATED

LEGEND

dp

●

PVC DOWNPIPE WITH MAX. GUTTER LENGTH OF 12.0m PER DOWNPIPE (UNLESS NOTED OTHERWISE)

100mm DIA UPVC S.W.D. LAID AT 1:100 INCLUDING UNDER SLAB/PAVED AREA'S

YARD GULLY GRATE (FINAL LOCATION DETERMINED ON SITE)

SERVICES LEGEND

O/H POWER

U/G POWER

WATER

TELSTRA

GAS

SEWER

ROOFWATER

STORMWATER

GAS

SEWER

ROOFWATER

STORMWATER

GAS

SEWER

ROOFWATER

STORMWATER

BY: CB | ISSUED: 03/12/2025 | REV: E

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THE SIGNED FINAL DRAWINGS WILL TAKE PRECEDENCE AND WILL DIFFER FROM THE DISPLAY HOME DRAWINGS AND THE SIGNED CONTRACT DRAWINGS GIVEN ON GOING PRODUCTION CHANGES.

SITE PLAN

SITE COVERAGE ANALYSIS

BUILDING	183.5 sqm	34.7 %
SITE AREA	529.0 sqm	100.0 %

OWNER

BUILDER

1A

LH

Chloe 311-D33

Ashton

CLIENT

MR GARETH EMERSON
LOT 159 ALLURE STREET
UPPER COOMERA

SCALE 1:200, 1:500, 1:1

DATE DRN 17/04/2025

DRAWN BY ES-ITS

JOB NUMBER 705068

HSE/FCD NO 9641-AHH

MAP REF #REF

* ALL PLATFORMS FOR DOUBLE STOREY MUST BE A MINIMUM OF 2000 WIDE.

* ALL CUT BATTERS MUST BE A MINIMUM OF 45 DEG FOR CLAY SITES OR 30 DEG FOR SANDY SITES.

* ALL FILL BATTERS MUST BE A MINIMUM OF 35 DEG.

* SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH COUNCIL SOIL EROSION AND SEDIMENT CONTROL POLICY.

* FINISHED GROUND LEVEL AROUND GARAGE IS TO BE 150mm MINIMUM BELOW GARAGE FFL.

* FINAL POSITION OF METER-BOX SHALL BE DETERMINED ON SITE BY LOCATION OF POWER CONNECTION POINT.

* THIS SURVEY MAPS THE SITE FEATURES AND LEVELS. IT DOES NOT GUARANTEE THE POSITION OF PEGS, ALLOTMENT BOUNDARIES OR FENCES.

* CONCRETOR TO ENSURE DRIVEWAY CROSSOVERS ARE INSTALLED TO COMPLY WITH RELEVANT COUNCIL STANDARDS/APPROVAL.

* PROVIDE TERMITE PROTECTION IN ACCORDANCE WITH A.S.3660.1.

SURVEY PLAN: SP343910

LOCAL AUTH: Gold Coast City Council

NCC: 2022

PLANTATION HOMES

MAIN VUE

A DIVISION OF HENLEY PROPERTIES (QLD) PTY LTD

3354 PACIFIC HIGHWAY, SPRINGWOOD

Ph: (07) 3290 8888 Fax: (07) 3290 8899

PMT

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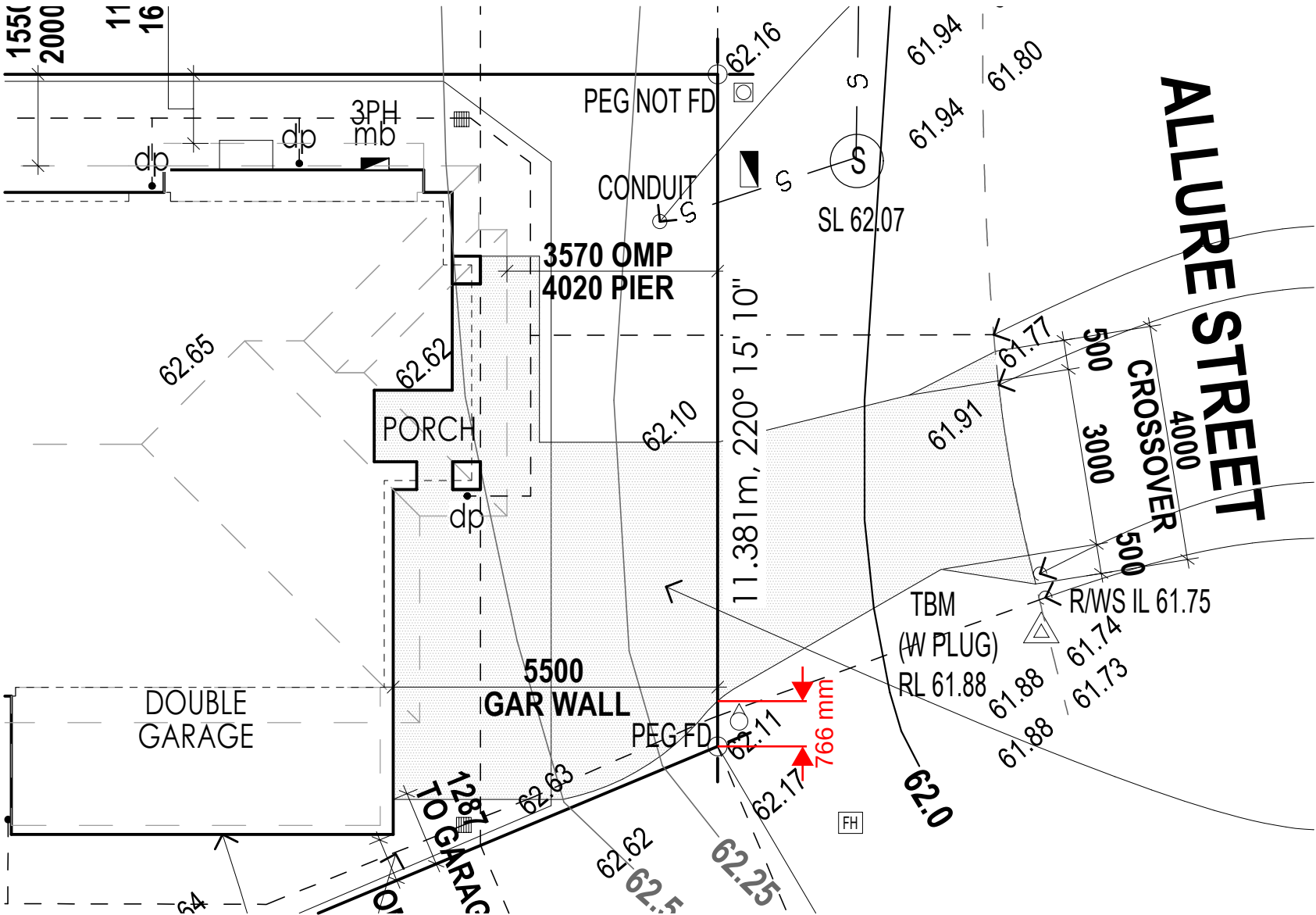
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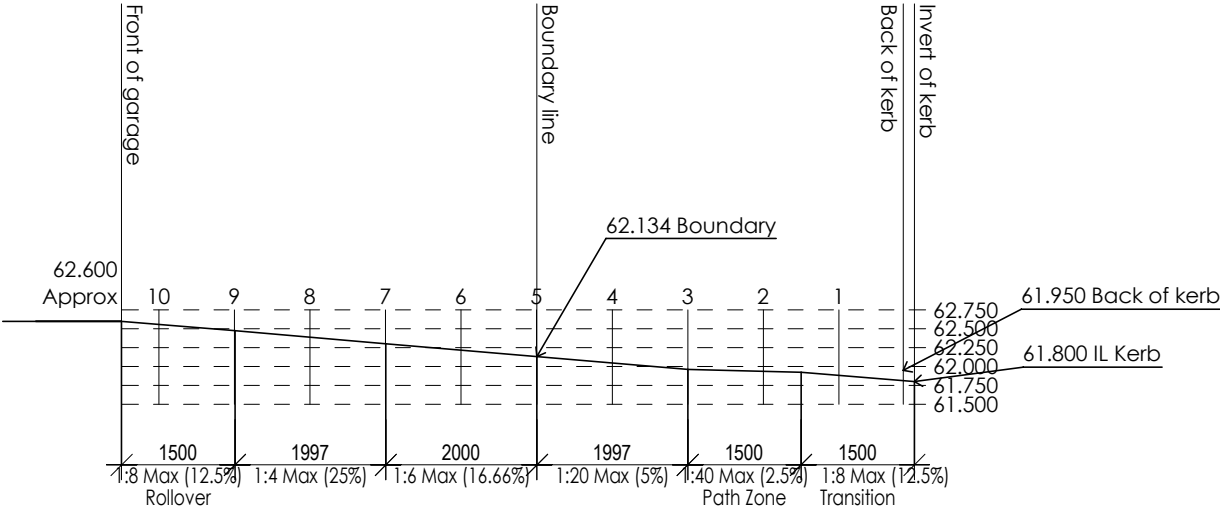
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PROVIDE EARTHWORKS REQUIRED TO ACHIEVE BUILDING PLATFORM LEVELS NOMINATED



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DRIVEWAY SECTION		
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1B	LH
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