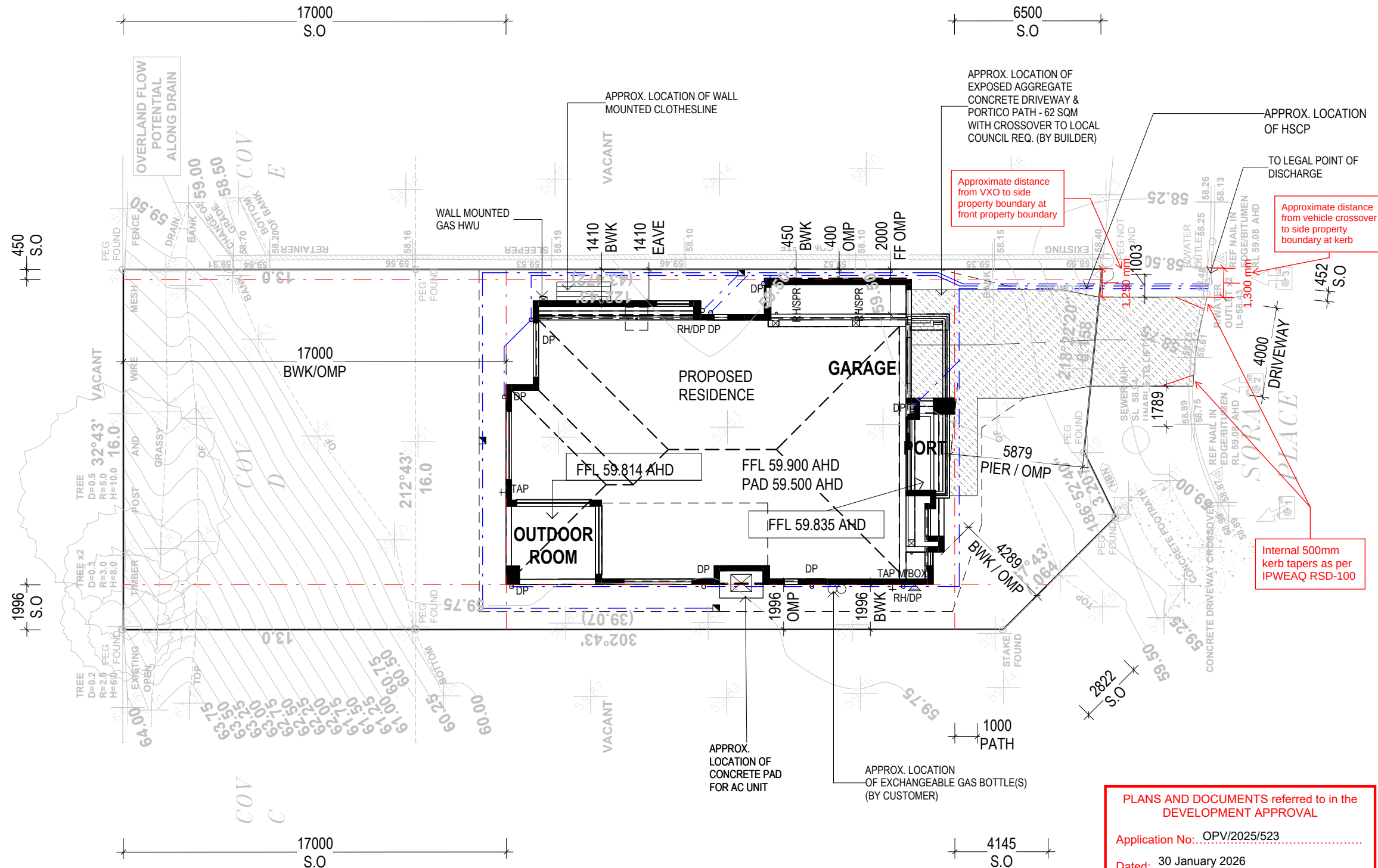
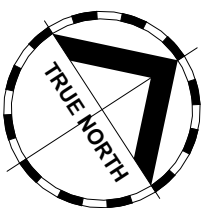


EXCAVATION NOTES	
PAD LEVEL - 59.500 AHD - BALANCED CUT & FILL (UP TO 150MM): BUILDER TO PROVIDE BALANCED CUT & FILL OVER HOUSE AND GARAGE UNTIL LEVEL	
BATTER ANGLE: MAXIMUM 1:2	
BUILDER TO EXCAVATE & SPREAD FILL OVER REMAINING BUILDING AREA TO LEVEL. LEVELS ARE APPROX. & MAY VARY TO SUIT SITE CONDITIONS (U.N.O)	
EXCAVATIONS TO START MIN. 1200MM FROM BUILDING. EMBANKMENT BATTER MUST NOT EXTEND BEYOND TITLE BOUNDARY (U.N.O).	
PAD SHAPE IS INDICATIVE ONLY AND SUBJECT TO CHANGE	
IF REQUIRED BUILDER TO PROVIDE DRIVEWAY ACCESS CUT AT MAX. GRADIENT OF 1:5 (U.N.O).	
IF CONCRETE DRIVEWAY IS NOT PROVIDED IT IS THE CUSTOMERS RESPONSIBILITY TO PROVIDE A GRATED DRAIN ACROSS GARAGE OPENINGS WHERE REQUIRED TO AVOID PONDING.	
STORMWATER DESIGN: STORMWATER DRAIN AND DOWN PIPE LAYOUT SHOWN IS INDICATIVE ONLY. PROVIDE MINIMUM 90mm DIA U.P.V.C. STORMWATER DRAINS WITH MIN 1:100 FALL CONNECTED TO LEGAL POINT OF DISCHARGE. PROVIDE 100mm DIA 'SEWER' QUALITY U.P.V.C. DRAINS TO UNDERSIDE OF GARAGE CONCRETE SLAB. PROVIDE 300mm GROUND COVER TO ALL DRAINS. GRADE SOIL AWAY FROM PERIMETER OF BUILDING TO AVOID PONDING.	
SLIP COUPLINGS: REQUIRED FOR ALL "H", "P" AND "E" SOIL CLASS SITES. REFER TO ENGINEERS SPECIFICATIONS FOR FURTHER INFORMATION.	
NOTE: PRELIMINARY SERVICES/AS-CONS AS-CONSTRUCTED SERVICES INFORMATION WAS NOT AVAILABLE AT TIME OF SURVEY. SERVICES SHOWN ARE APPROXIMATE ONLY. SITING IS SUBJECT TO RECEIPT OF AS- CONS, AND CONFIRMATION OF SEWER/STORMWATER LOCATIONS.	
NOTE: LIVABLE HOUSING ENTRY PATH & ACCESS NOT REQUIRED UNDER NCC H8D2	
CERTIFICATE OF STRUCTURAL ADEQUACY REQUIRED BY CUSTOMER, FOR EXISTING RETAINING WALLS	



REFER ENGINEER'S FOOTING DESIGN
SOIL CLASSIFICATION 'ASSUMED H2'
REFER SOIL REPORT (REF. No: 254339)



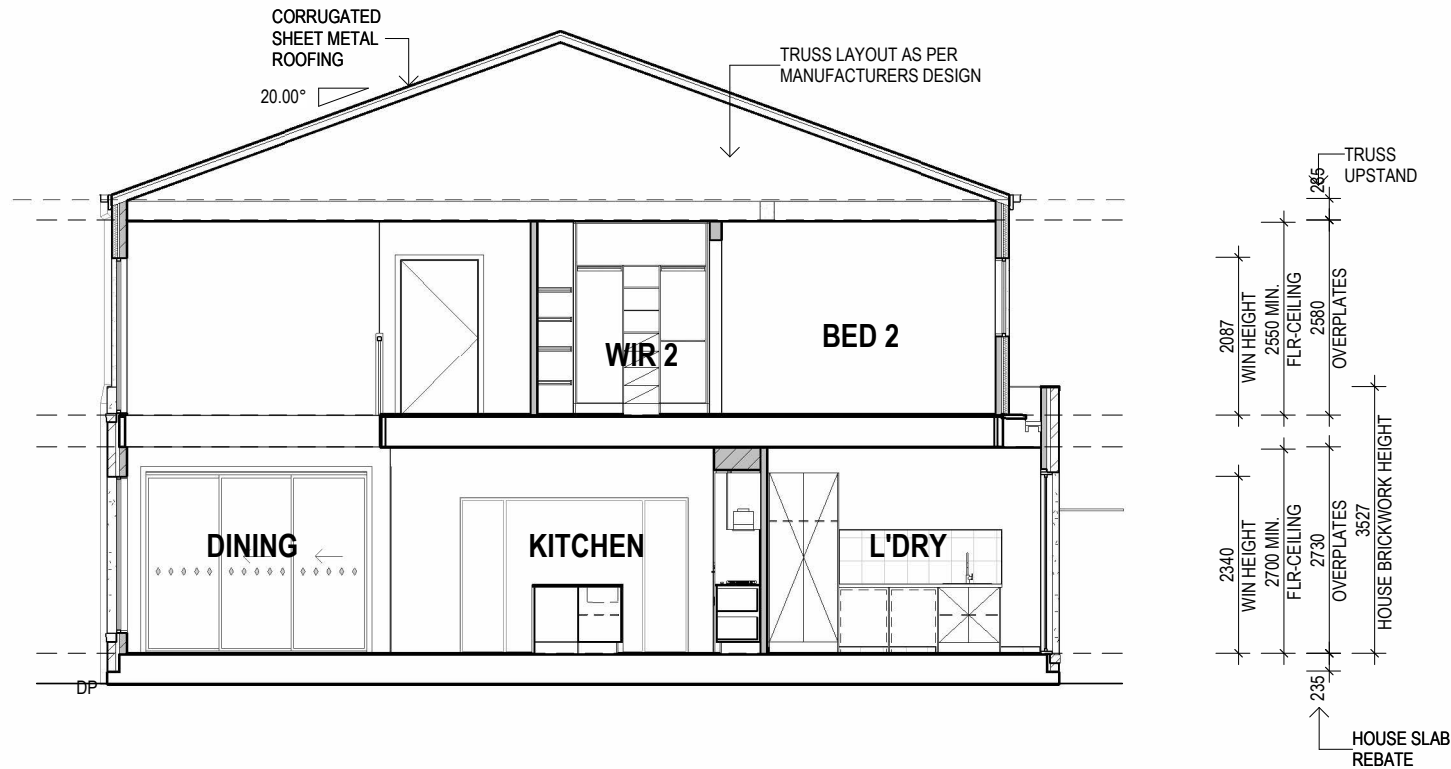
SITE AREA		SITE DESCRIPTION	
682.00 m²		LOT:	218
O/ALL SITE COVERAGE		ON:	SP348194
266.78 m²	39.12%	LOCAL AUTHORITY:	GOLD COAST CITY COUNCIL
COVENANT APPLICABLE		CONTOUR INTERVAL:	25
CALLI		DATUM:	AHD
		SURVEYED BY:	STEVE COOPER & ASSOCIATES PTY LTD
		DATE SURVEYED:	02/07/2025
		PLAN NO. REV:	A
		THIS 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

DRAWING TITLE: SITE PLAN	
Do NOT scale this drawing. All written dimensions take precedence over scaled dimension. If in doubt, ASK.	
SPEC: S1	

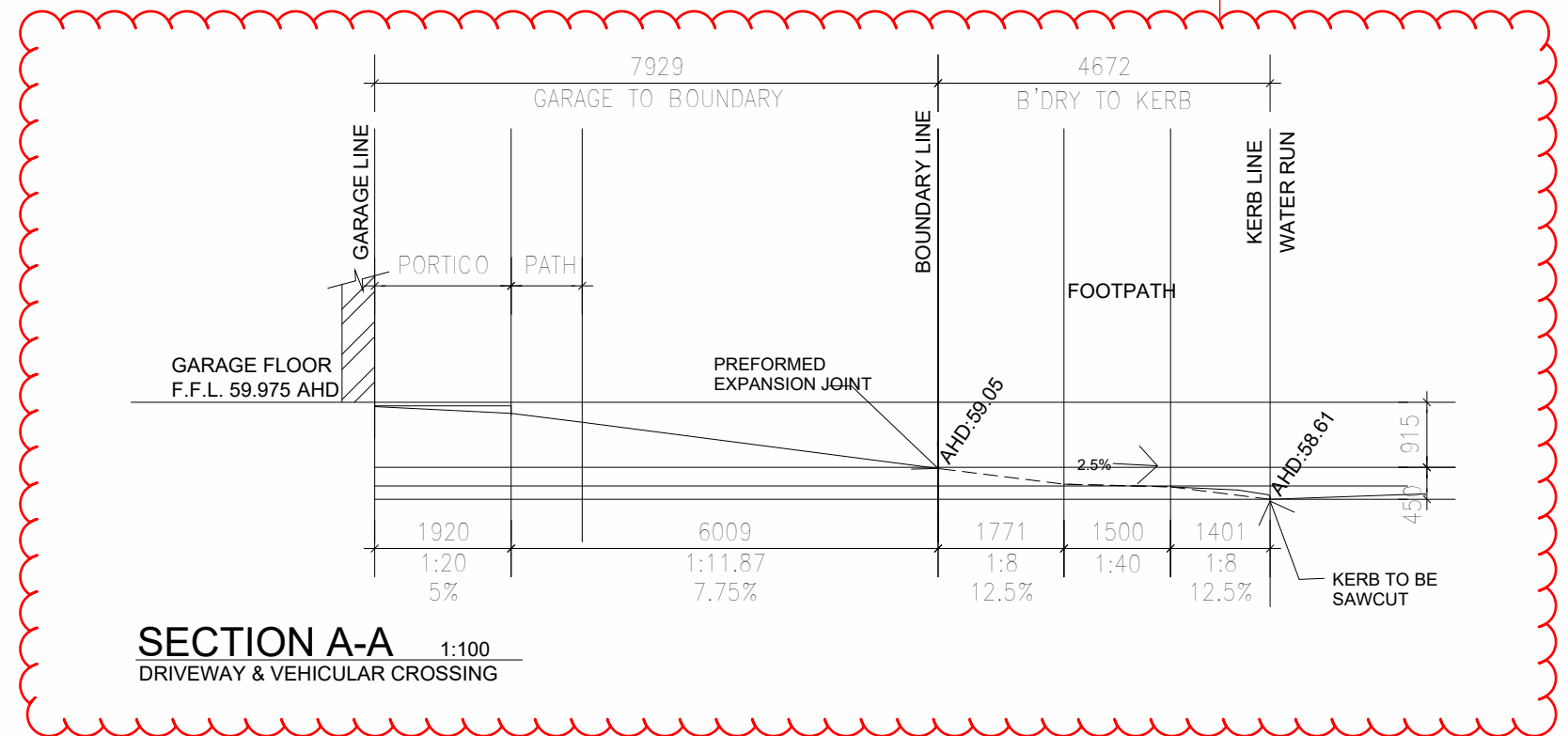
DESIGN: WATERFORD 47	PRODUCT CODE: QD3WAT47PACDN
FACADE: PACIFIC	CEILING: 27G, 25F R
209 Robina Town Centre Dr, Robina, QLD, 4226 QBCC Licence N°: 40992 NSW Contractor's Licence N°: 36654C ACN: 005 149 137 Tel: 1300 786 773 www.metriconhomes.com.au	
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OWNER: S. SHARMA & Y.QIN	
LOT 218 SORA PLACE, UPPER COOMERA QLD 4209	
JOB N°: 754797	PERMIT N°: TBC
WIND SPEED: 49.03 m/s	MASTER ISSUED: 01/04/2023
DRAWN: 3LB	CHECKED:
AMENDED CONSTRUCTION DATE: 16/12/2025	
SHEET: 02/18	



Y SECTION
1 : 100

Vehicle access works is the only aspect endorsed in this approval.



SECTION A-A
1:100
DRIVEWAY & VEHICULAR CROSSING

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: OPV/2025/523

Dated: 30 January 2026

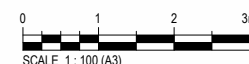
Development shall comply with the conditions of approval as detailed in the Decision Notice and Council's Planning Scheme, Local Laws and Planning Policies

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.
- 70mm STEEL FRAME & TRUSSES

DRAWING TITLE:
SECTION



SCALE 1: 100 (A3)

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



DESIGNER

SPEC: S1

DESIGN:
WATERFORD 47

FACADE:
PACIFIC

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
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PRODUCT CODE:
QD3WAT47PACDN

CEILING:
27G, 25F R

OWNER:
S. SHARMA & Y.QIN

LOT 218 SORA PLACE, UPPER COOMERA
QLD 4209

JOB N°: 754797

WIND SPEED: 49.03 m/s

DRAWN: 3LB

CHECKED:

AMENDED CONSTRUCTION
DATE: 16/12/2025

PERMIT N°: TBC

MASTER ISSUED: 01/04/2023

SHEET:

08/18