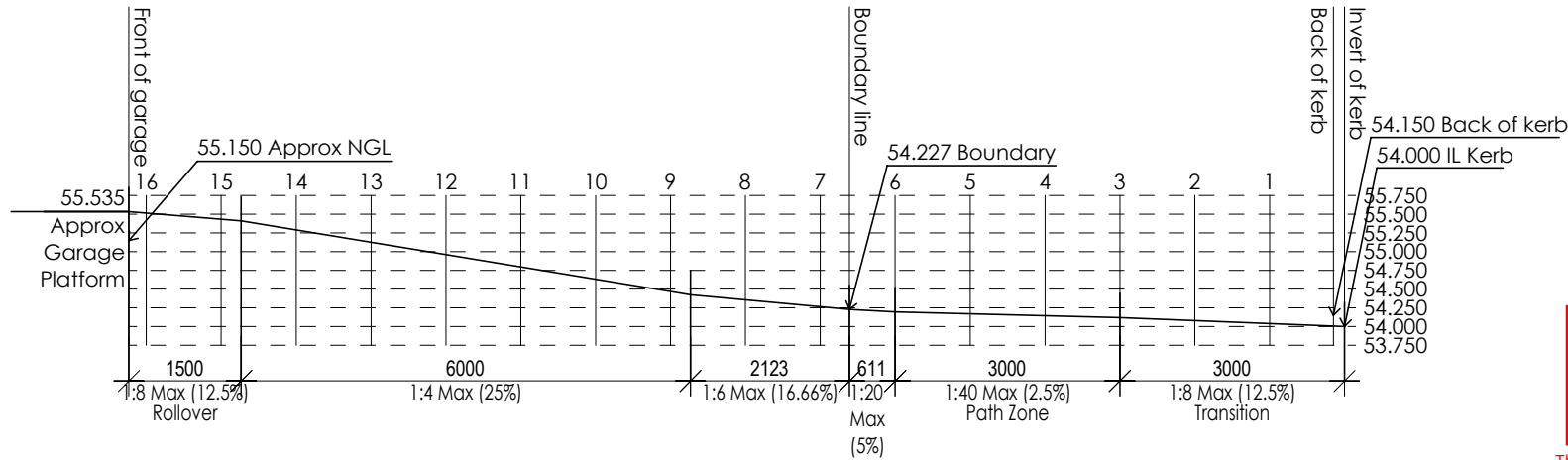


PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No.: QPV/2026/9

Dated: 05 March 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

This approval endorses vehicle access works only.

FINISHED LEVELS TABLE		
Waffle Slab Freeboard	310	MM
Building Platform	55.200	Approx. R.L
Ground Floor FFL	55.510	Approx. R.L
First Floor FFL	58.422	Approx. R.L
Garage FFL	55.510	Approx. R.L
Porch FFL	55.424	Approx. R.L
Alfresco FFL	55.424	Approx. R.L
PROVIDE EARTHWORKS REQUIRED TO ACHIEVE BUILDING PLATFORM LEVELS NOMINATED		

APPROX. CUT : 50MM
APPROX. FILL : SCRAPE

THIS IS AN APPROXIMATE EVEN CUT AND FILL.

APPROX. POOL 'SHELL' LOCATION TO BE CONSTRUCTED DURING CONSTRUCTION BY OWNER. KEEP THIS AREA CLEAR OF DRAINAGE. PLANTATION HOMES TAKES NO RESPONSIBILITY FOR THIS APPROX FUTURE POOL POSITION COMPLYING WITH COUNCIL REQUIREMENTS. ALL POOL SETOUT DIMENSIONS ARE MEASURED TO OUTSIDE OF POOL COPING. (POOL IS NOT PART OF THIS APPROVAL & SEPERATE APPROVAL IS REQUIRED BY OWNER).

DRIVEWAY LOCATION & LONGITUDINAL SECTION

SCALE 1:100

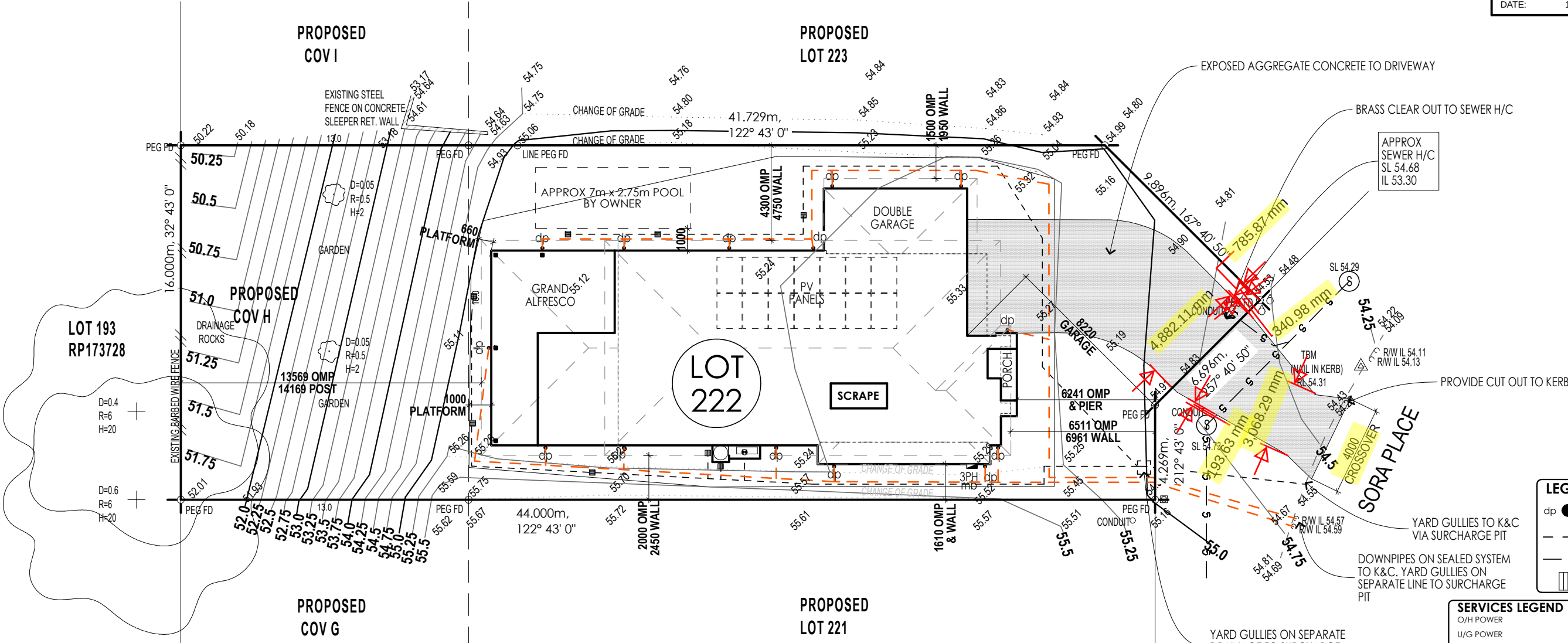
PMT
PA

FINAL DRAWINGS

CHECKED BY: ITS-NF EXT No. 5431

CHECKED TO: TENDER 5 & PCV 1

DATE: 19/01/26



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

— MOUNTABLE KERB

YARD GULLY GRATE (FINAL LOCATION DETERMINED ON SITE)

SERVICES LEGEND

O/H POWER

U/G POWER

WATER

TELSTRA

GAS

SEWER

ROOFWATER

STORMWATER

— GAS — GAS

— S — S

— RW — RW

— SW — SW

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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	224.1 sqm	31.0 %
SITE AREA	724.0 sqm	100.0 %

1A

RH

OWNER

BUILDER

BRIGHTON 347-D37

MR ADAM HARTLEY & MRS RENEE KYLEE HARTLEY

LOT 222 SORA PLACE

UPPER COOMERA

Broadway

SURVEY PLAN: SP348194

LOCAL AUTH: GCCC

NCC: 2022

BY: FS | ISSUED: 12/02/2026 | REV: F

PLANTATION HOMES RESERVE

A DIVISION OF HENLEY PROPERTIES (QLD) PTY LTD

3354 PACIFIC HIGHWAY, SPRINGWOOD

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

* 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.

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

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