

NOTE: BUILD TO BOUNDARY WALL RELAXATION
TO BE REQUIRED

NOTE: LANDSCAPE IS SHOWN INDICATIVE AND IS SUBJECT TO CHANGE PENDING ANY SITE CONSTRAINTS

LANDSCAPING TO BE PROVIDED BY OTHERS IN FULL ACCORDANCE WITH THE DESIGN GUIDELINES

This approval endorses vehicle access works only and does not include any other works

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: OPV/2026/55

Dated: 12 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

POLY-TEK KEY
LARGO LETTERBOX

IMPERMEABLE HARD SURFACE AREAS MUST NOT EXCEED 40% OF THE FRONT GARDEN AREA INCLUDING DRIVEWAYS AND PATHWAYS

A MINIMUM SOFTSCAPE AREA OF 60% OF THE TOTAL FRONT GARDEN AREA IS TO BE INSTALLED, WITH AT LEAST 30% OF THE SOFTSCAPE AREA CONSISTING OF PLANTED GARDEN BED.

LANDSCAPING INCLUSIONS

FRONT LANDSCAPING	☒ BY OTHERS	☐ BY BUILDER
REAR LANDSCAPING	☒ BY OTHERS	☐ BY BUILDER
PAVING	☐ BY OTHERS	☒ BY BUILDER
FENCING	☒ BY OTHERS	☐ BY BUILDER
LETTERBOX	☐ BY OTHERS	☒ BY BUILDER

LEGEND	DESCRIPTION	TOTAL AREA m ²
	EXPOSED AGG. CONCRETE	53.83m ²
	PLANTED GARDEN BED	13.22m ²
	TURF	18.36m ²
	TOPPING	10.61m ²
	TILE	23.32m ²

AMM	TYPE	DATE	SIGN
01	QA	05.05.25	FNA
02	COLOURS ADDED	08.08.25	DOT
03	ENERGY RATING UPDATED	12.08.25	DOT
04	EST RFI ADDED	08.09.25	DOT
05	LEVELS ADDED	02.02.26	TP
06	ENGINEER ADDED	10.02.26	TP
07	PCV001 ADDED	12.02.26	FNA

* NOTE DO NOT SCALE THESE DRAWINGS *

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CONTRACT DRAWINGS	DATE
ORBIT HOMES	DATE
CLIENT	DATE
CLIENT	DATE

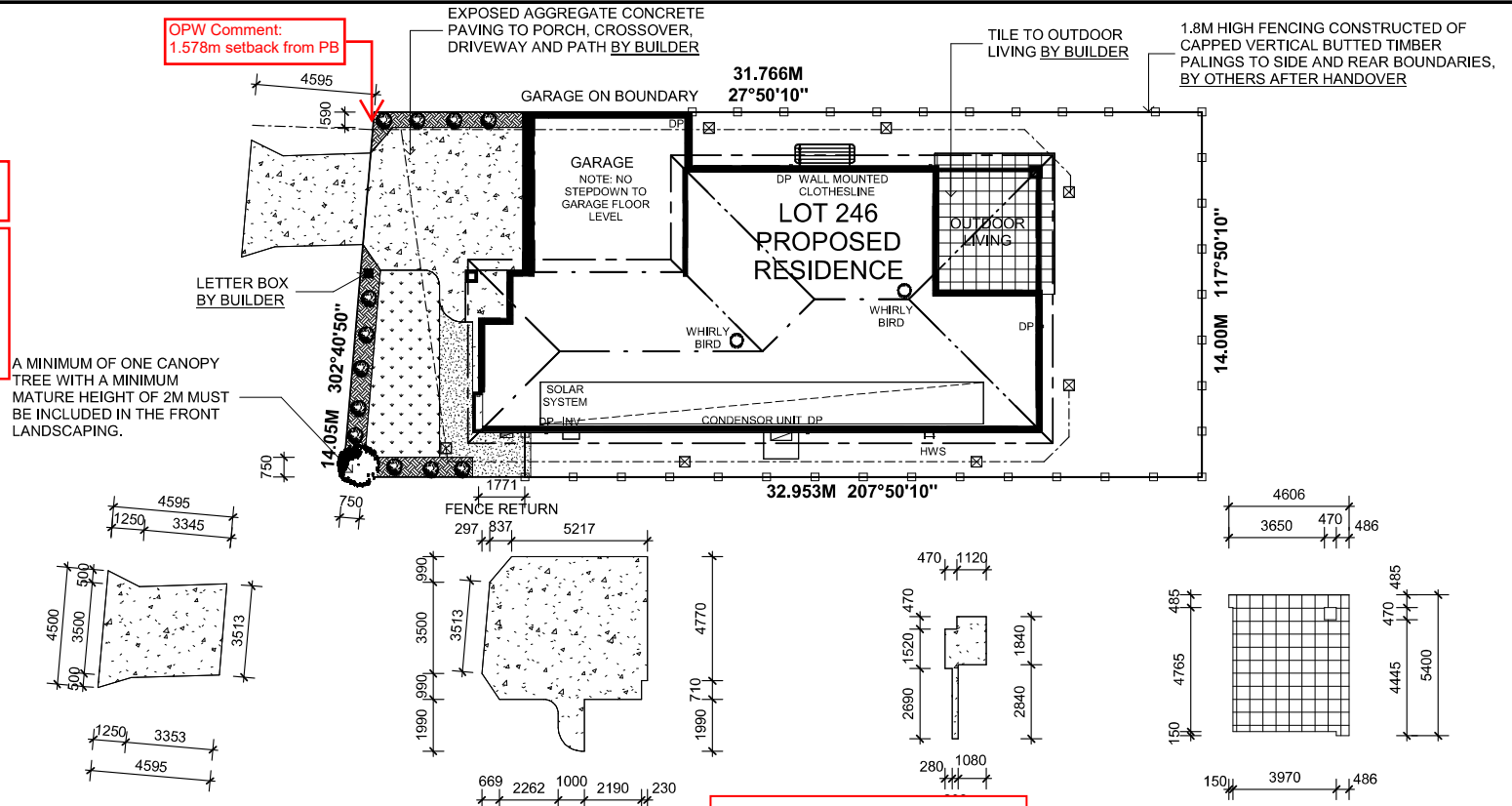
PROPOSED RESIDENCE
FOR: PARKASH KUMAR
USHA MANWANI
AT: LOT 246 CALLI AVENUE,
COOMERA
UBD REF: . LOT 246 ON SP 351084
PERMIT N°: . JOB N°: 109843

**Orbit
HOMES**

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LANDSCAPE PLAN

DRAWN: TUAN	DATE: 28.04.2025
CHECK: AMA	DATE: XXX
SCALE: As	SHEET No: 2 / 37
Indicated	BOLTON 398
ELEVATION	URBAN COASTAL NB
SPECIFICATION PREMIUM 2024	MIN. LOT WIDTH 14m
	REV. 7

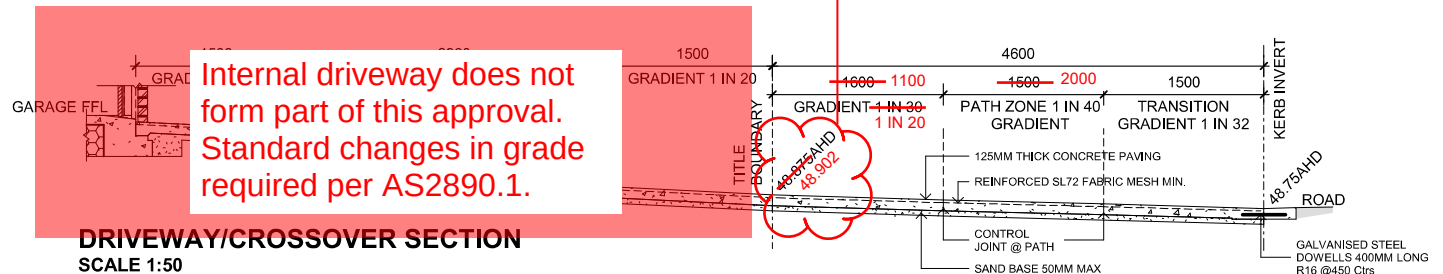


CROSSOVER

DRIVEWAY & PATH

OUTDOOR LIVING

Minimum 150mm above
kerb invert required.



DRIVEWAY/CROSSOVER SECTION
SCALE 1:50