

EXCAVATION NOTES

PAD LEVEL - 49.730 AHD

EXCAVATE APPROX - 770 MM

FILL APPROX - 80 MM

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.

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 MAY VARY & WILL ONLY BE INSTALLED WHERE REQUIRED BY METRICON & AT THE SOLE DISCRETION OF METRICON MANAGEMENT.

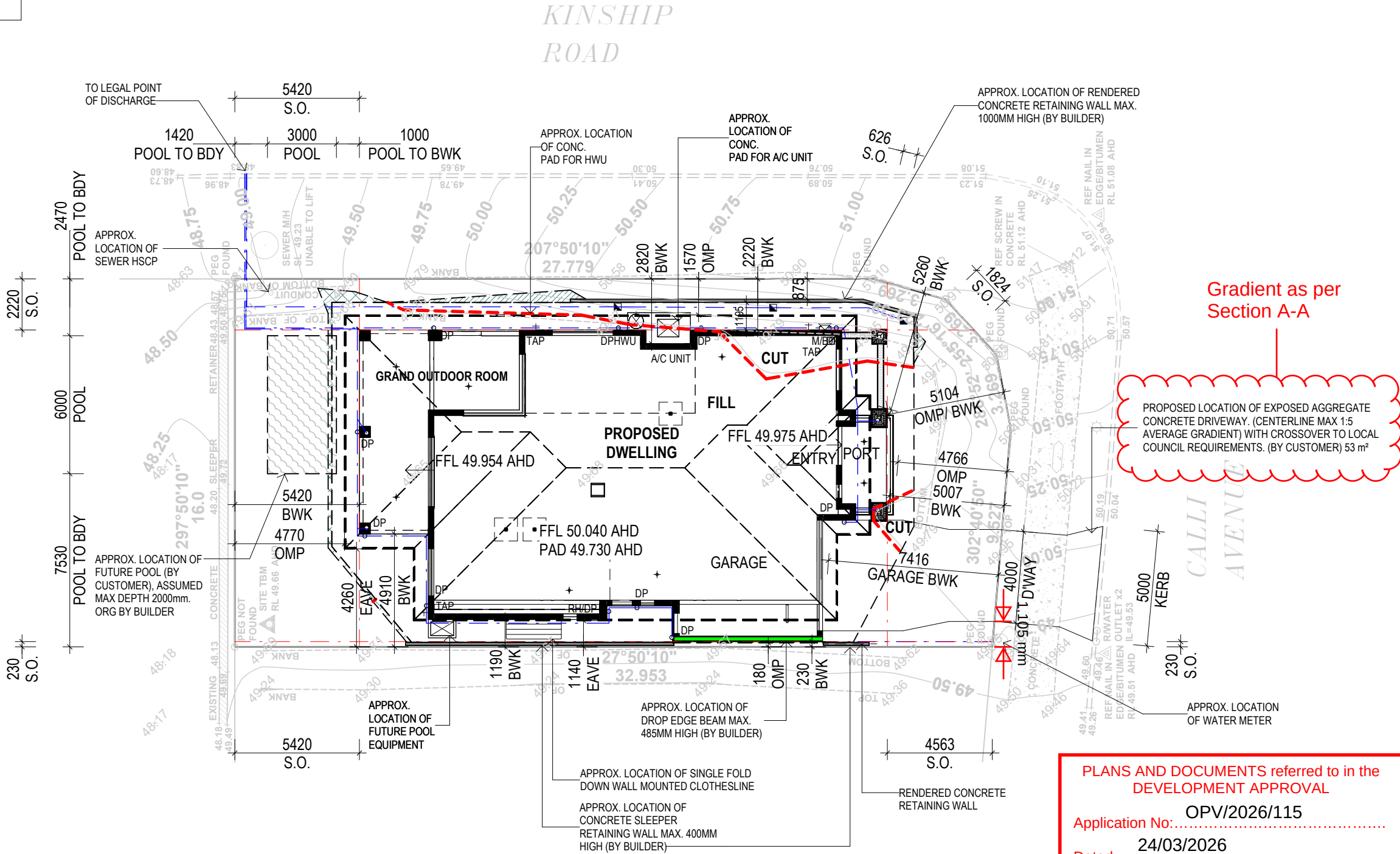
STORMWATER DESIGN:

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 COVER TO ALL DRAINS AS PER AUSTRALIAN STANDARDS. GRADE SOIL AWAY FROM PERIMETER OF BUILDING TO AVOID PONDING.

NATURAL GAS:

NATURAL GAS PROVIDED WITHIN ESTATE

AS CONS SEWER	
CH	
L	
SL	
IL	46.220



Gradient as per Section A-A

PROPOSED LOCATION OF EXPOSED AGGREGATE CONCRETE DRIVEWAY. (CENTERLINE MAX 1:5 AVERAGE GRADIENT) WITH CROSSOVER TO LOCAL COUNCIL REQUIREMENTS. (BY CUSTOMER) 53 m²

REFER ENGINEER'S FOOTING DESIGN

SOIL CLASSIFICATION 'S'

REFER SOIL REPORT (REF. No: 256618)

This approval endorses the vehicle crossing alone, not including any other works.

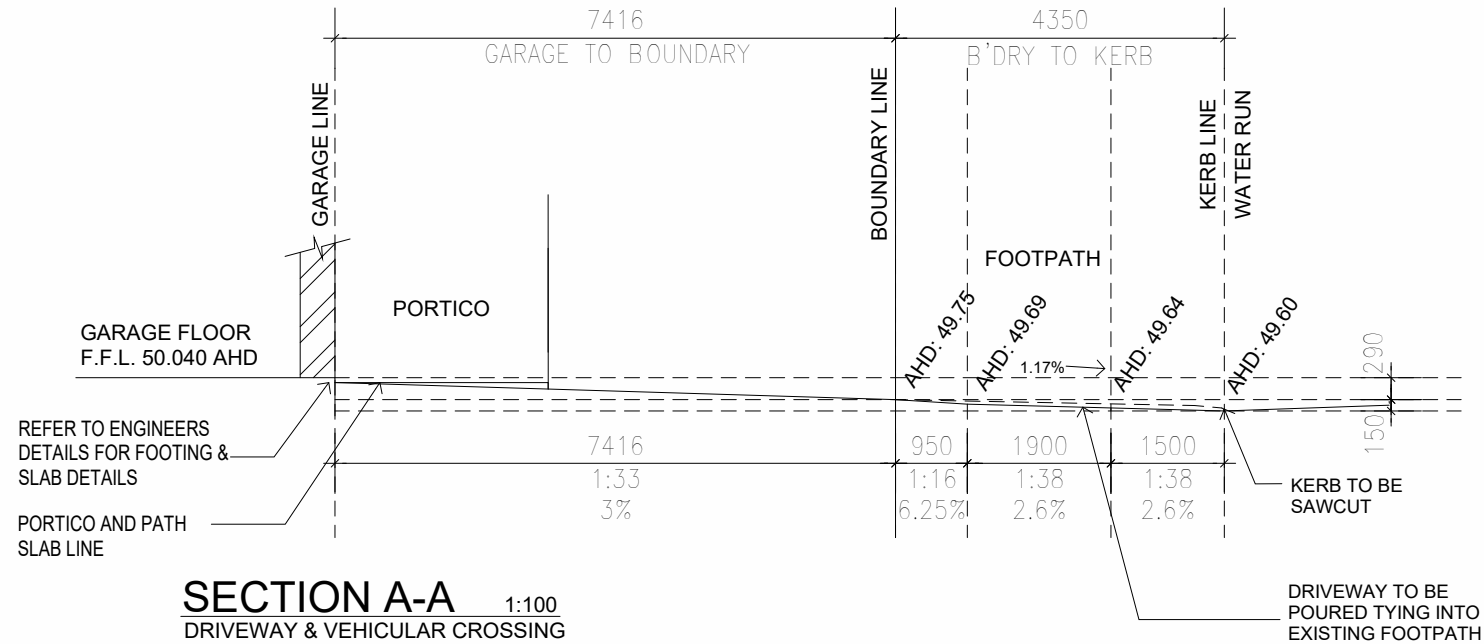
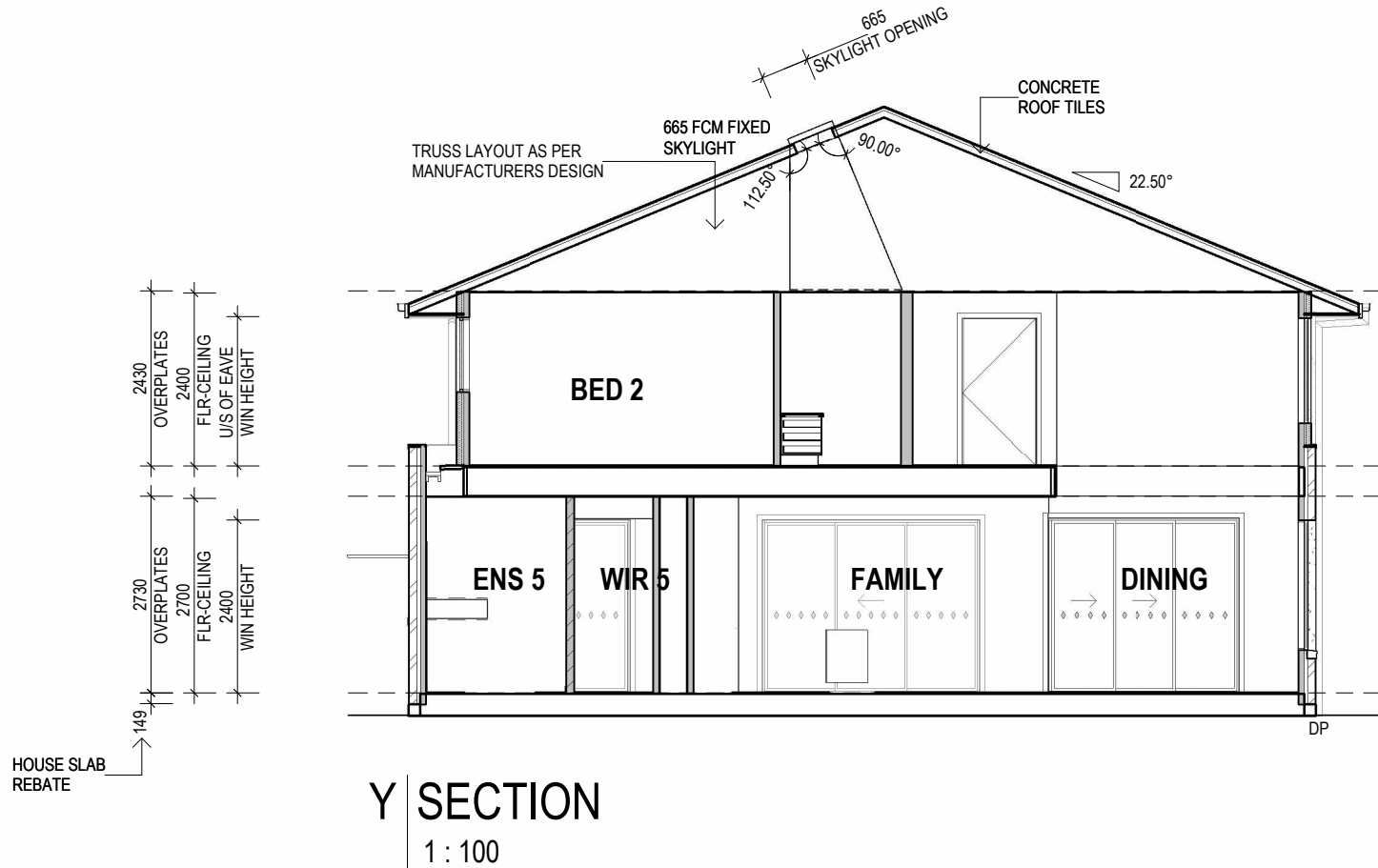
PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: OPV/2026/115

Dated: 24/03/2026

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

NOTES:	SITE AREA		SITE DESCRIPTION		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		DESIGN: WATERFORD 47		PRODUCT CODE: QD3WAT47EMPDN		OWNER: H. PANAWALA PATHIRANNEHALAGE DONA & D. NADAGAMUWAGE							
	527.00 m ²		LOT: 247			0		1		2		3m		Do NOT scale this drawing. All written dimensions take precedence over scaled dimension. <i>If in doubt, ASK.</i>		CEILING: 27G, 24F L		LOT 247, CALLI AVENUE	
	O/ALL SITE COVERAGE		ON: SP351084					FACADE: EMPIRE								UPPER COOMERA 4209, QLD			
	264.18 m ² 50.13%		LOCAL AUTHORITY: GOLD COAST C.C																
	COVENANT APPLICABLE		CONTOUR INTERVAL: 0.5M																
	CALLI		DATUM: AHD																
		SURVEYED BY: TBC																	
		DATE SURVEYED: TBC																	
		PLAN NO. REV: TBC																	
		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.																	



This approval endorses the vehicle crossing alone, not including any other works.

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

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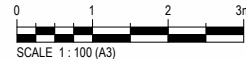
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NOTE: SECTION VIEW IS INDICATIVE ONLY- CONSTRUCTION DETAILS, COLOUR SELECTION & CONTRACT DOCUMENTATION ITEMS TAKE PRECEDENCE

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.



DESIGNER

SPEC: S1

DESIGN:
WATERFORD 47

FACADE:
EMPIRE

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QBCC Licence N°: 40992
NSW Contractor's Licence N°: 36654C
ACN: 005 149 137
Tel: 1300 786 773
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PRODUCT CODE:
QD3WAT47EMPDN

CEILING:
27G, 24F L

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OWNER:
H. PANAWALA PATHIRANNEHALAGE DONA & D. NADAGAMUWAGE
LOT 247, CALLI AVENUE
UPPER COOMERA 4209, QLD

JOB N°: 756303 PERMIT N°: TBC
WIND SPEED: 52.49 m/s MASTER ISSUED: 01/04/2023

DRAWN: A0A CHECKED: SHEET:
CONSTRUCTION PLANS
DATE: 13/02/2026
08/17