

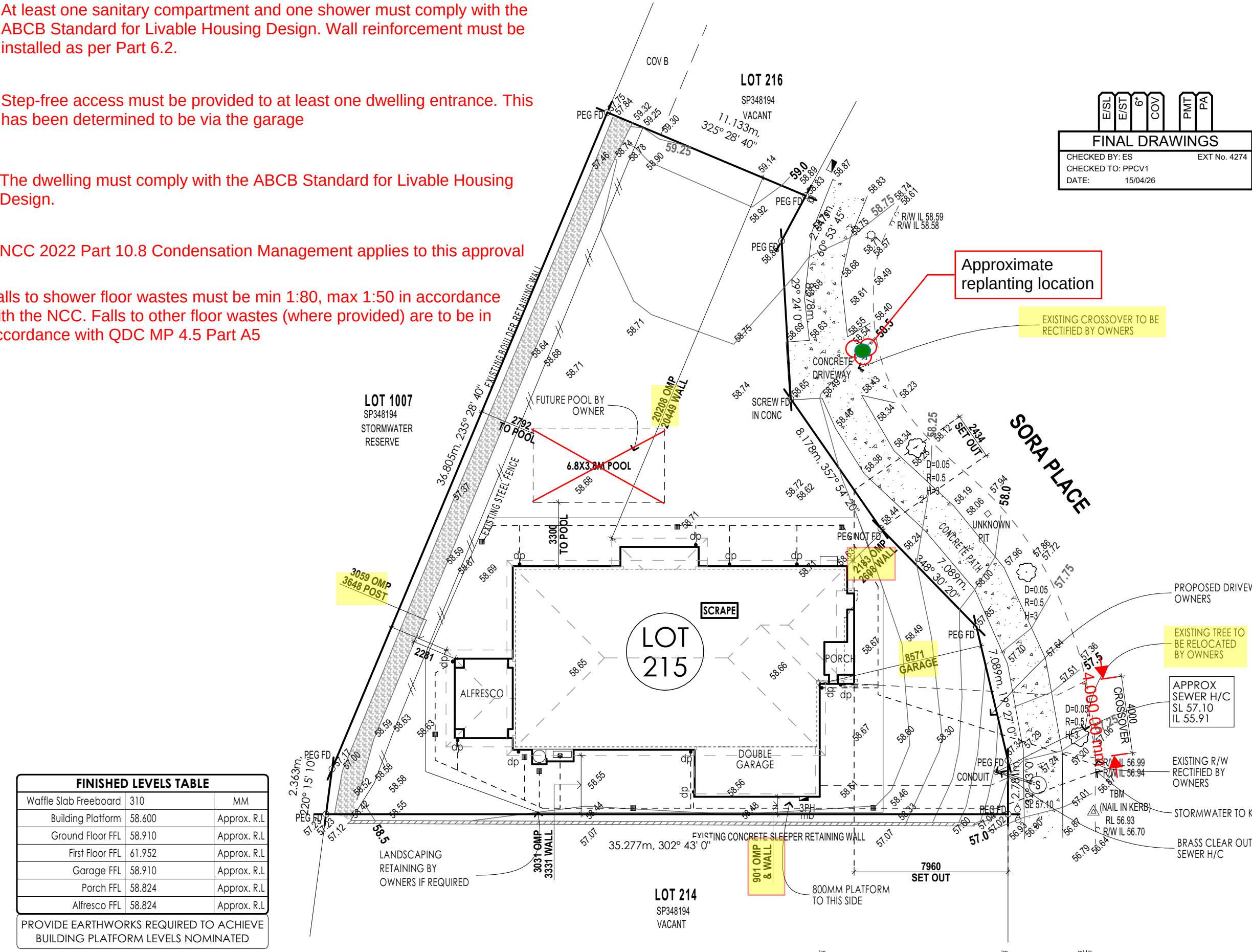
At least one sanitary compartment and one shower must comply with the ABCB Standard for Livable Housing Design. Wall reinforcement must be installed as per Part 6.2.

Step-free access must be provided to at least one dwelling entrance. This has been determined to be via the garage

The dwelling must comply with the ABCB Standard for Livable Housing Design.

NCC 2022 Part 10.8 Condensation Management applies to this approval

Falls to shower floor wastes must be min 1:80, max 1:50 in accordance with the NCC. Falls to other floor wastes (where provided) are to be in accordance with QDC MP 4.5 Part A5



APPROX. CUT : SCRAPE
APPROX. FILL : SCRAPE

THIS IS AN APPROXIMATE EVEN CUT AND FILL.

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

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

APPROX. POOL 'SHELL' LOCATION TO BE CONSTRUCTED AFTER HANDOVER 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).

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No:..... OPV/2026/204

Dated: 14 May 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

The only aspect of work endorsed under this approval is the Vehicle Crossing

FINISHED LEVELS TABLE		
Waffle Slab Freeboard	310	MM
Building Platform	58.600	Approx. R.L.
Ground Floor FFL	58.910	Approx. R.L.
First Floor FFL	61.952	Approx. R.L.
Garage FFL	58.910	Approx. R.L.
Porch FFL	58.824	Approx. R.L.
Alfresco FFL	58.824	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 AREAS
	YARD GULLY GRATE (FINAL LOCATION DETERMINED ON SITE)

SERVICES LEGEND	
O/H POWER	⊕
U/G POWER	⊖
WATER	⊕
TELSTRA	⊕
GAS	— GAS —
SEWER	— S —
ROOFWATER	— RW —
STORMWATER	— SW —

BY: ES | ISSUED: 15/04/2026 | REV: B

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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	193.1 sqm	25.6 %
SITE AREA	754.0 sqm	100.0 %

1A	LH	Audrey 343-D37		Kube
SCALE	1:200, 1:500, 1:1	CLIENT	MR HARPREET SINGH & MRS ANMOLDEEP KAUR LOT 215 SORA PLACE UPPER COOMERA	
DATE DRN	11/12/2025			
DRAWN BY	ES-ITS			
JOB NUMBER	705877			
HSE/FCD NO	9693-KBE			
MAP REF	#REF			
OWNER		/ /		
BUILDER		/ /		

* 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.

SURVEY PLAN: SP 348194

LOCAL AUTH: Gold Coast City Council

NCC: 2022

PLANTATION HOMES

MAIN VUE

A DIVISION OF HENLEY PROPERTIES (QLD) PTY LTD

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