

GENERAL SITE NOTES:

- SEWERAGE AND/OR SEPTIC TO BE IN ACCORDANCE WITH LOCAL BY-LAWS AND WATER & SEWERAGE ACT AMENDMENT ACT.
- POSITION OF STORMWATER LINES, DOWNPIPES, RETAINING WALLS, CUT/FILL EMBANKMENTS ARE APPROXIMATE ONLY AND MAY VARY TO SUIT SITE CONDITIONS AND THE BUILDER IS TO VERIFY AND ADJUST AS REQUIRED.
- ALL CUT/FILL EMBANKMENTS, RETAINING WALLS SHOWN AND CONSTRUCTED ARE TO COMPLY WITH COUNCIL POLICY & BCA HOUSING PROVISIONS.
- STORMWATER PIPES TO BE 90MM CLASS 6 UPVC & LAID IN ACCORDANCE WITH BCA HOUSING PROVISIONS UNLESS SPECIFIED ELSEWHERE. ONE 90MM UPVC PIPE PER 100 SQM OF ROOF AREA LAID TO 1:100 MIN GRADE.
- PAD CUT TO ALLOW GROUND WATER TO DRAIN AWAY FROM DWELLING ALL ROUND AT 1:20 FALL.
- ALL BOUNDARY CLEARANCES AND SET OUT DIMENSIONS TO BE VERIFIED PRIOR TO COMMENCEMENT OF WORK.
- THE BUILDER IS TO VERIFY ALL DIMENSIONS AND LEVELS ON PLAN PRIOR TO COMMENCEMENT OF THE JOB AS NO RESPONSIBILITY IS TAKEN AFTER WORK HAS COMMENCED.

SITE NOTES:

SOIL CLASSIFICATION: TBC
WIND CLASSIFICATION: TBC

AREAS

SITE AREA 752 M²
BUILDING AREA 256 M²
SITE COVER 34%

TO BE POSITIONED BY BUILDER
ON SITE IF APPLICABLE
(IF INCLUDED IN SPEC.)

METER BOX
HOTWATER SYSTEM
CLOTHES LINE
LETTERBOX
WATER TANK
RETAINING WALLS
FENCES - GATES
DRIVEWAY - PATH

HOUSE NAME

CUSTOM
256.1 M²

* 2X POOL GATES TO BE INSTALLED BY OWNER AFTER HANDOVER

ROOFWATER DISPOSAL
KERB & CHANNEL

SITE SCRAPE ONLY

PLANS AND DOCUMENTS referred to in the
DEVELOPMENT APPROVAL

Application No: OPV/2026/278

Dated: 18 June 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 V XO
works only and does not
include any other works

Setbacks to be measured
1.0m (wall/pier) from the toe of
the retaining wall - TBC

V XO Grades to be
in accordance with
RSD-100 & 101

Ensure manhole is
brought level with
the V XO grade in
accordance with
CoGC STD DWG
11-161

DRIVEWAY FOOTPATH
CUT-OUT & REMOVAL
DRIVEWAY KERB CUT-
OUT & REMOVAL

500mm tapers

FULL WORKING DRAWINGS - NOT FOR CONSTRUCTION



THE INFORMATION CONTAINED IN THIS DRAWING IS
COPYRIGHT AND MAY NOT BE USED OR REPRODUCED FOR
ANY OTHER PROJECT OR PURPOSE. VERIFY ALL LEVELS
AND DIMENSIONS ON SITE AND REPORT ANY
DISCREPANCIES PRIOR TO THE COMMENCEMENT OF WORK
AND ANY ORDERING OF MATERIALS. DRAWINGS ARE TO
BE READ IN CONJUNCTION WITH ALL CONTRACT
DOCUMENTS. USE FIGURED DIMENSIONS ONLY. DO NOT
SCALE FROM DRAWINGS.

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CLIENT

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SITE ADDRESS

#5 (LOT 223) SORA PLACE,
UPPER COOMERA

REAL PROPERTY DESCRIPTION

LOT 223
SP348194
752M²

DRAWING NAME

SITE PLAN

E

POOL DIM / SITE UPDATE

29/04/26

VKP

D

AMENDED WORKING

06/03/26

VKP

C

AMENDMENTS

17/02/26

OF

B

WORKING DRAWING

16/02/26

OF

REV

DESCRIPTION

DATE

BY

WIND

TBC

SCALE

1:200 @ A3

LICENCE

1153526

DATE

09/01/826

SITE NO.

2507930

SHEET NO.

04 OF 22

JOB NO.

EVOC507