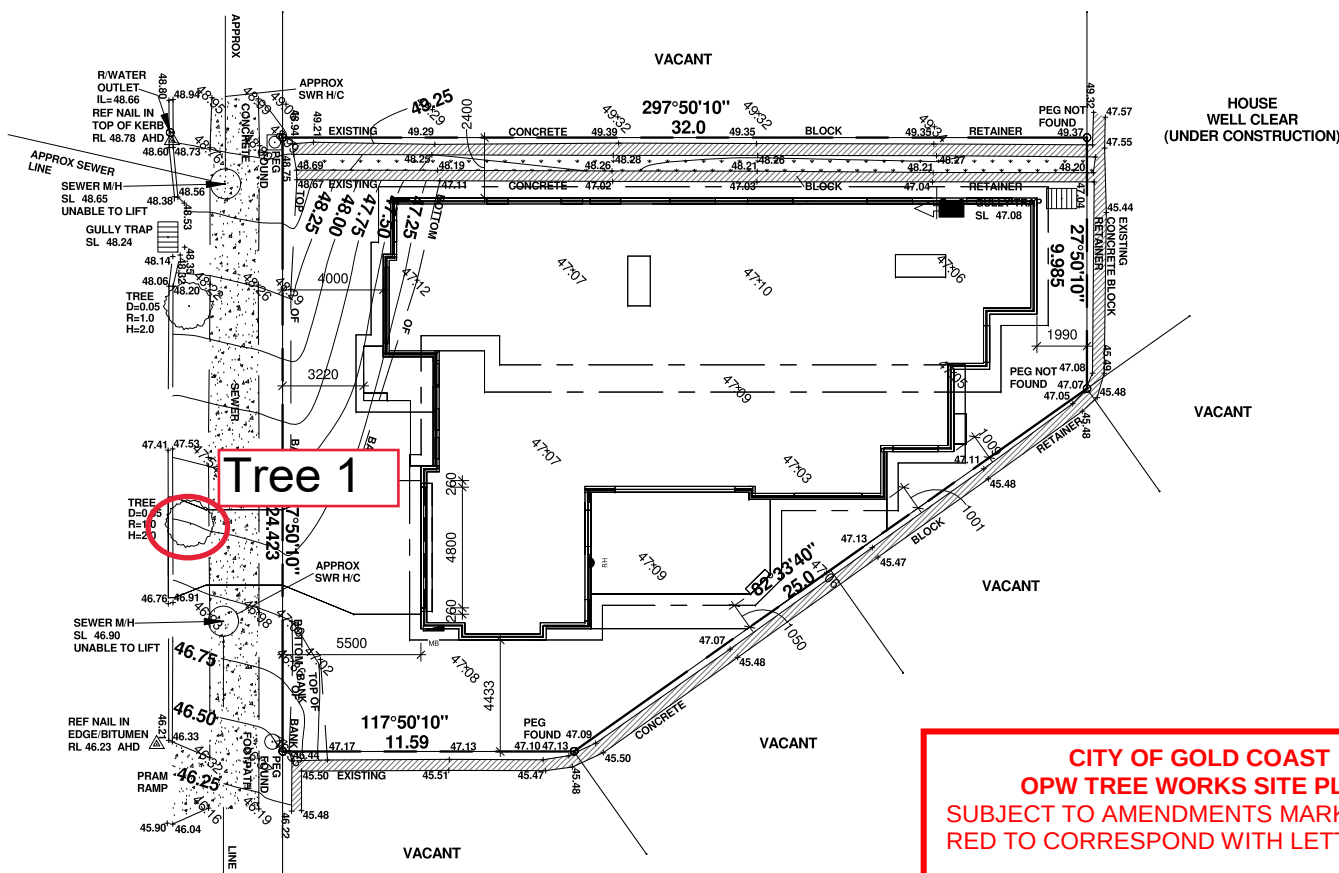


ALWAYS ASK IF IN DOUBT!

STEEL FRAME

VALLEY
CIRCUIT



Site Plan

1 : 200

AREA SCHEDULE - PROPOSED RESIDENCE

Name	Area
AL FRESCO	27.00 m ²
GARAGE	46.25 m ²
PORCH	7.50 m ²
RESIDENCE	287.05 m ²
GRAND TOTAL	347.75 m ²

Real Property Description

Lot: 256
On: SP 353932
Area: 634 M²
Site Cover: 54.8 %
Contour Interval:
Datum:

Soil Class: S
Wind Rating: N2

NOTE:

- STORMWATER RISERS TO BE PROVIDED TO ALL AC UNITS
- LOCATION OF LETTER BOX, CLOTHES LINE GARDEN TAPS, HWU, GAS BOTTLE SHOWN ON SITE PLAN ARE APPROX. ONLY AND MAY CHANGE DUE TO SITE CONDITION.
- PLUMBER TO PROVIDE ADDITIONAL FIELD GULLIES IF REQUIRED.
- PAD LEVEL TO BE CONFIRMED ON SITE.
- SITE CUT / FILL BATTERS ARE APPROXIMATE ONLY AND MAY VARY TO SOILS AND SITE CONDITIONS.
- ALL RETAINING WALL ARE TO COMPLY WITH COUNCIL POLICY ON RETAINING WALLS AND EMBANKMENTS ON RESIDENTIAL BUILDING SITES.
- PROVIDE 50 mm FALL FOR 1ST 1m PARAMETER.

CITY OF GOLD COAST
OPW TREE WORKS SITE PLAN
SUBJECT TO AMENDMENTS MARKED IN
RED TO CORRESPOND WITH LETTER

Application No.: COM/2026/282

Dated: 17 September 2026

Rev.	ISSUE	Date	By	DRHomes	CLIENT	ADDRESS	DESIGN/FACADE	Sheet: Site Plan
C	AMENDED PRELIMS	20/07/26	TD	the home team advantage	DEBBIE AND ROBERT SWINDLEY	LOT 256 VALLEY CCT., UPPER COOMERA	CUSTOM LOWSET	No: 01
B	AMENDED PRELIMS	01/07/26	TD	U 4, 3970 Pacific Highway, Loganholme, QLD 4129				Job No.: 1872
A	PRELIM PLANS	01/06/26	TD	info@drhomes.com.au			COUNCIL GOLD COAST C. C.	Scale: As indicated
				Ph.: 07 3901 1328				Staged Plan: AMENDED PRELIMS

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