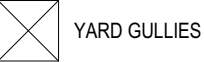


TRANSPIRE CONSTRUCTIONS TURN KEY PACKAGE
39.6m² - EXPOSED AGGREGATE DOUBLE DRIVEWAY (3.5m MAX. WIDE AT BOUNDARY), PATH TO FRONT DOOR & PORCH.
10.41m² - PLAIN CONCRETE TO ALFRESCO SLAB.

BEST PRACTICE PROCEDURES FOR EROSION & SEDIMENT CONTROL AS OUTLINED BY G.C.C.C. REGULATIONS TO BE ADHERED TO



	Lot 254 No.17 ON SP353932
	Celeste Road
	Upper Coomera
Suburb	GCCC City Council
Local Authority	400m²
Site Area	52.54%
Site Coverage	
	SERVICES
Power	Underground
Phone	Underground
Water	Meter Box Located
Sewerage	Yes
Stormwater	Front
Road	Bitumen
Kerb	Mountable
Footpath	NA

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: OPV/2026/491

Dated: 15 October 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 THE VEHICLE CROSSOVER WORKS ALONE, NOT INCLUDING ANY OTHER WORKS SHOWN IN THE DRAWINGS.

BAL 12.5 NOTES:

- All building works to be completed in accordance with AS 3959
- Fire resistant Weephole protectors
- Fibre cement sheeting to vertical areas to 6mm minimum.
- Screens to all doors and windows to comply with AS 3959
- All glazing to windows and doors to be minimum 4mm thickness.
- Roof to be fully sarked and be fitted with ember guard system to comply with AS 3959.

SEWER & STORMWATER DETAILS

SEWER CONNECTION POINT

HC SL: 41.84
HC IL: 40.47
DEPTH: 1.37

STORMWATER CONNECTION POINT

AT KERB
HC IL: 41.68

SITEWORKS

CUT: SITE
FILL: SCRAPE
PAD R.L.:42.500m AHD
SAND R.L.:42.550m AHD
SLAB R.L.:42.935m AHD
BUILDING PLATFORM HEIGHT SHOWN IS APPROX. ONLY & MAY VARY ON SITE DUE TO SITE CONDITIONS

Copyright
This drawing shows design features and elements of a design prepared by Transpire Constructions and is to be used only for work authorised in writing by the designers. It cannot be copied directly or indirectly, in whole or in part, nor shall it be used for any other building purposes. Unauthorised use will be considered an infringement of these rights.

REV.	DETAILS	INT	DATE
04	Gas Bottles/driveway	NMI	28/09/26
03	Update Soil Classification	EMC	28.09.26
02	Variation 01	CGA	04.09.26
01	Working Drawings	JMA	08/07/26

Total Areas	
Alfresco	10.41
Garage	37.19
House	157.72
Porch	4.86
	210.18 m²

ALL DESIGN CONSTRUCTION & MATERIALS TO BE IN ACCORDANCE WITH:

THE NATIONAL CONSTRUCTION CODE (NCC); THE BUILDING CODE OF AUSTRALIA (BCA); THE QUEENSLAND DEVELOPMENT CODE (QDC); BUILDING REGULATIONS & LOCAL GOVERNMENT PLANS & POLICIES
CURRENT ISSUES OF AUSTRALIAN STANDARDS
CURRENT MANUFACTURERS SPECIFICATIONS & INSTALLATION DETAILS FOR MATERIALS USED



Transpire Constructions

Suite 3.3, 328 Scottsdale Drive, Robina
QLD 4226
p: 07 5568 3600
e: info@transpiregroup.com.au
w: www.transpiregroup.com.au



client
Taniela SEMI & Litiana SEMI

Bondi 205 - Kent facade

Lot 254 No.17 Celeste Road Upper Coomera QLD 4209

Figured dimensions take precedence over scale dimensions. Contractors must verify all dimensions on site before commencing any work or making shop drawings.

project number
25129

drawn by
JMA

checked
MCR

drawing name

Site Plan

project status

Preliminary Working Drawings

real property description
SP353932

wind class
N3

soil class
H1

BAL
BAL 12.5

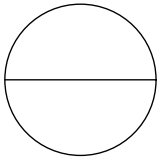
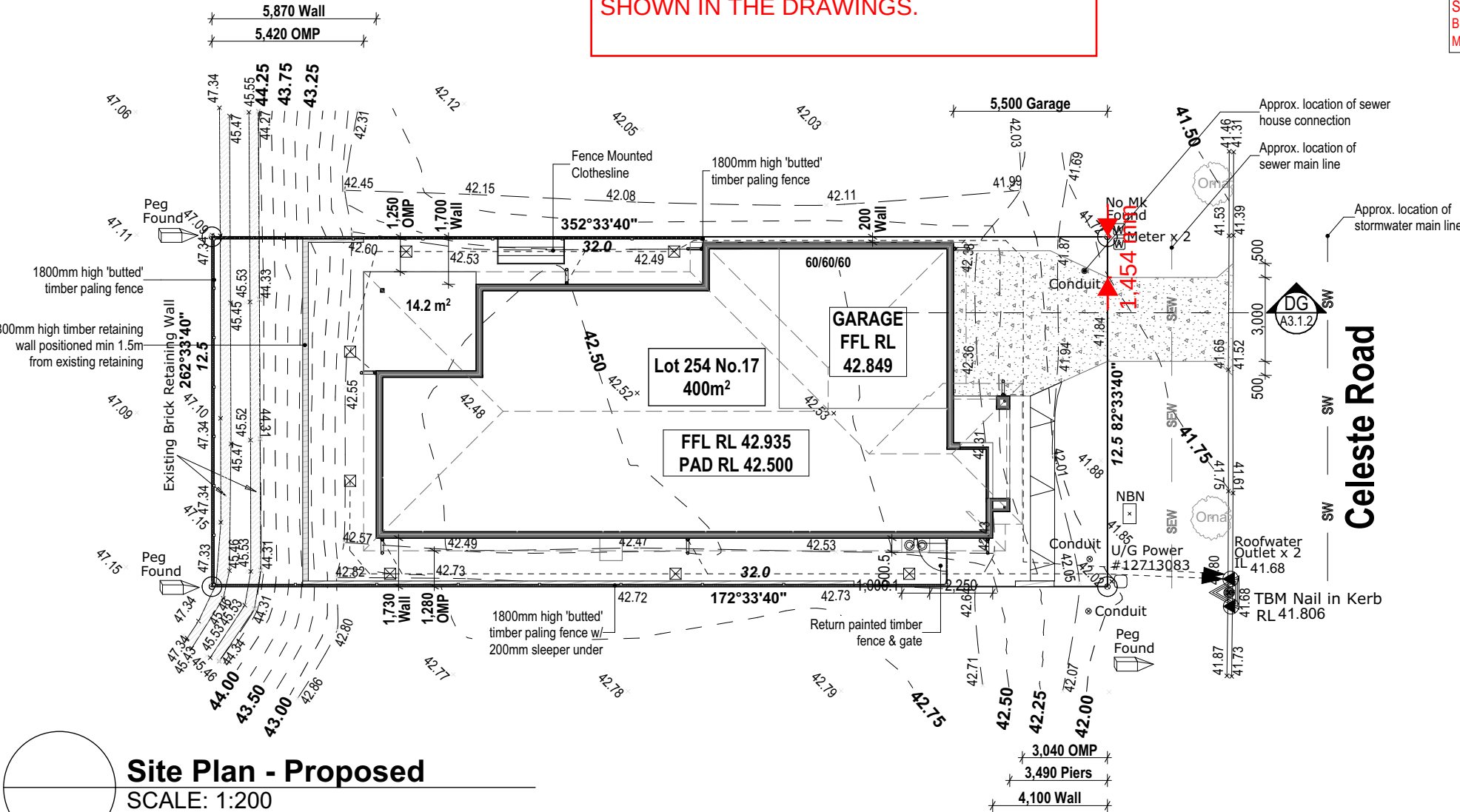
covenant
Calli Estate

local authority
GCCC

drawing number
A3.2

scale
1:200, 1:100@A3

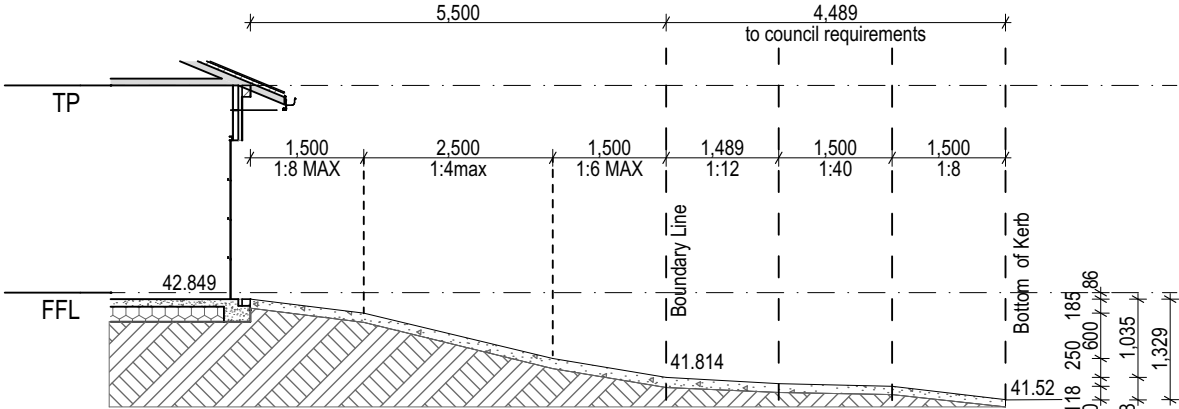
rev
04



Site Plan - Proposed
SCALE: 1:200

SITE NOTES:

1. Should there be any variance in soil conditions to the soil report, consult the engineer.
2. Ground to fall away at a minimum 1:20 for 1000mm, immediately at the dwelling, and directed to a yard gully to prevent ponding and discharged via 90mm separate PVC line & to the legal point of discharge to the satisfaction of the relevant authority.
3. All surface vegetation to be removed from the building pad.
4. Should any tree stumps, rock floaters or similar interfere with the footings, they should be removed and footings to be founded on undisturbed foundation material.
5. - Rainfall intensity of 252mm / hr with ARI in 20 years as per Part 7.4.3 of the N.C.C., the roof are per downpipe is calculated using the stramit Qld. Quad eaves gutter with an effective cross-sectional area of 8100sq.mm. achieving a max. actual roof area per downpipe of 40m². Which gives a max. plan area of 49.8m² @ 5°, 49.2° @ 10°, 48.3m² @ 15°, 47.0m² @ 20°, 45.3m² @ 25° & using 100 X 75mm downpipes. - As per Part 3.3.5. of the N.C.C. in accordance with AS / NZ 3500.3.2, UPVC stormwater pipelines having a smooth (Non-profiled) internal bore with a fall of 1:100min. & a nominal diameter of 100mm achieves a hydraulic capacity of 8L/s, giving a max. actual roof area of 114.7m² or a max. plan area of 110.2m² @ 5°, 105.2m² @ 10°, 101.0m² @ 15°, 97.2m² @ 20°, 93.2m² @ 25° per stormwater pipe.



DG Driveway
SCALE: 1:100