

EXCAVATION NOTES

PAD LEVEL - 53.800 AHD

- BALANCED CUT & FILL (151mm TO 300MM):
BUILDER TO PROVIDE BALANCED CUT & FILL
OVER HOUSE AND GARAGE UNTIL LEVEL

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.

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.

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.

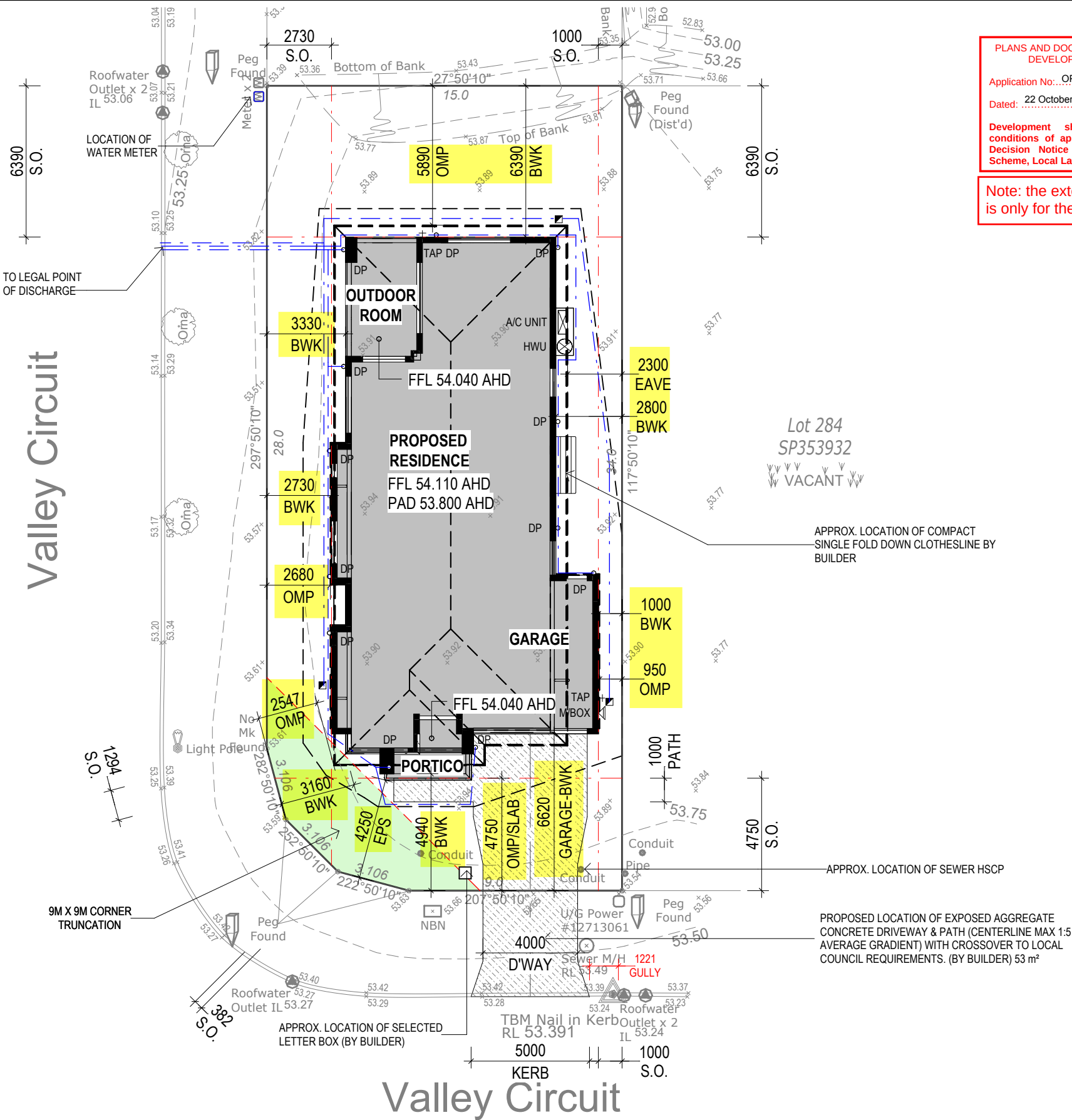
BUILDING HEIGHT RESTRICTION:

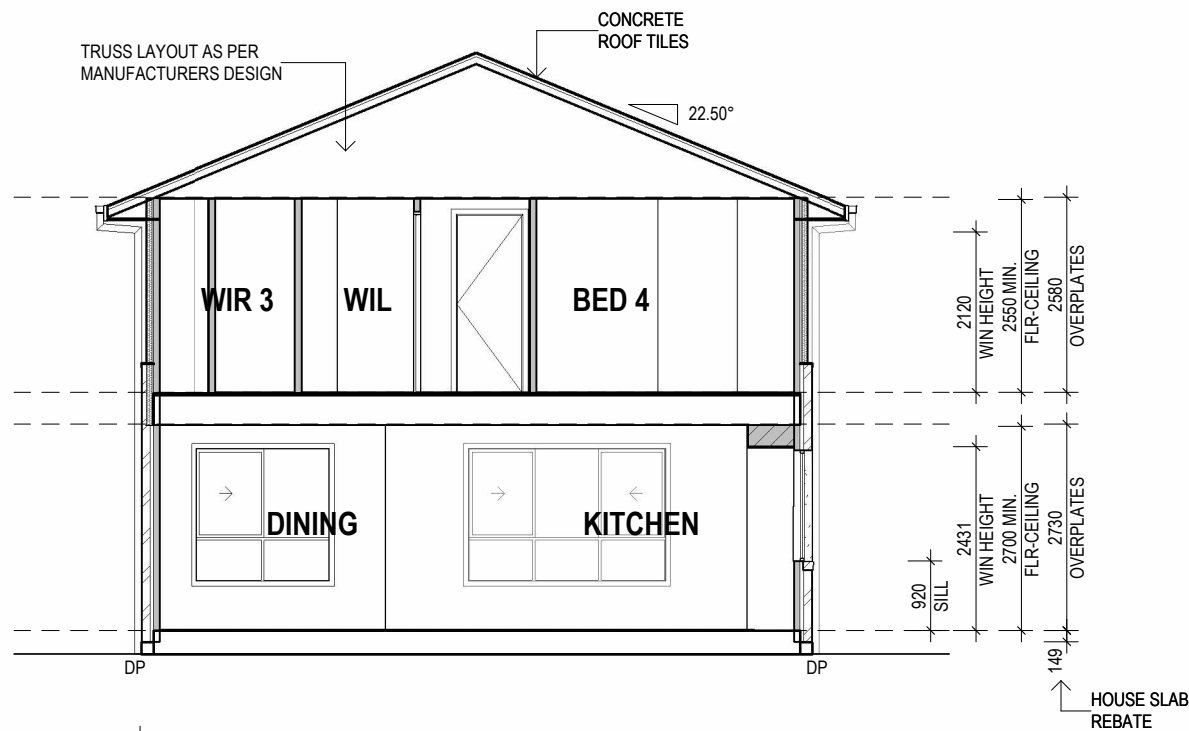
MAXIMUM 9.0m RIDGE HEIGHT

AS CONS SEWER

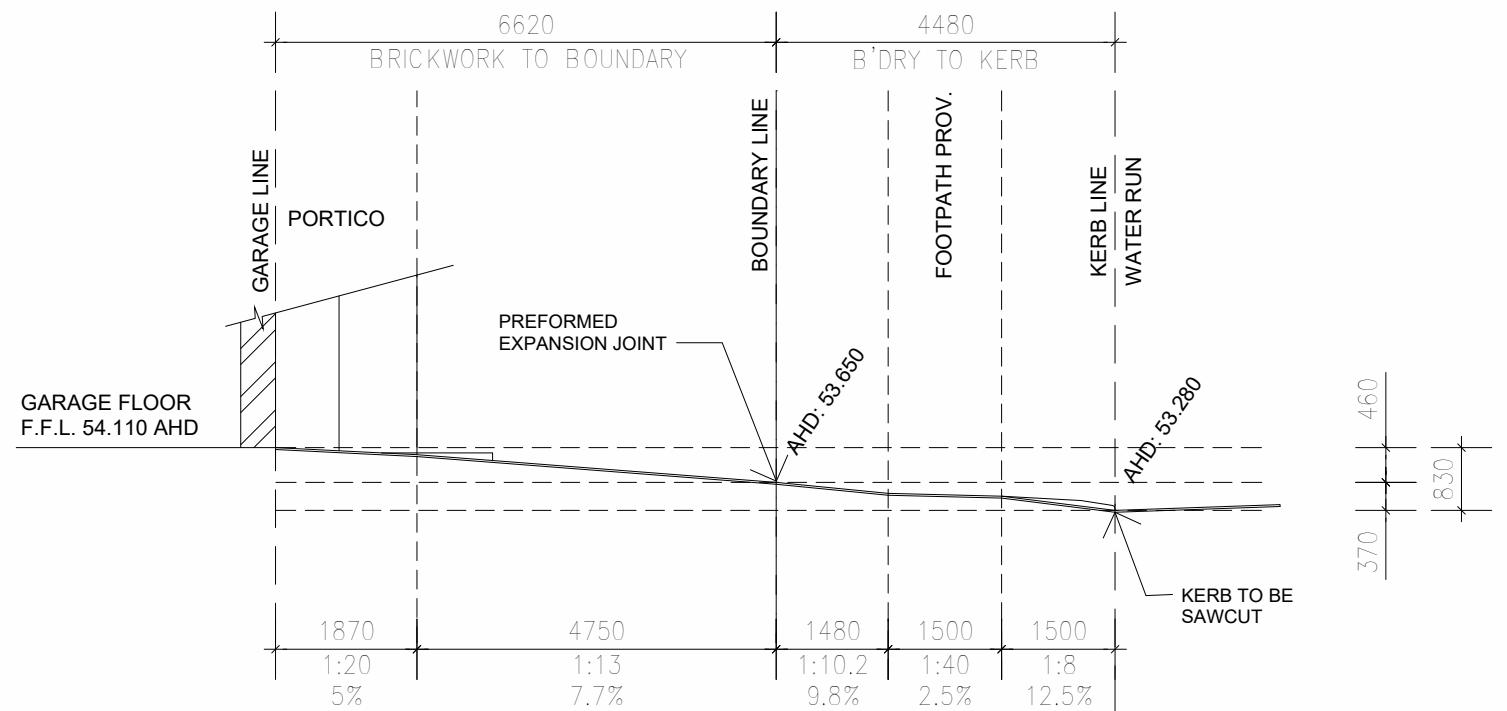
CH	
L	2.67
SL	53.63
IL	52.18

REFER ENGINEER'S FOOTING DESIGN
SOIL CLASSIFICATION 'S/M'
REFER SOIL REPORT (REF. No: 272780)





Y SECTION
1 : 100



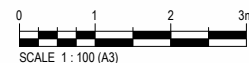
SECTION A-A 1:100
DRIVEWAY & VEHICULAR CROSSING

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.*

m
metricon

FREEDOM

TECH SPEC: 06/05/25 SPEC LEVEL: S1

DESIGN:
MARION 42

FACADE:
DEAKIN

209 Robina Town Centre Dr, Robina, QLD, 4226
QBCC Licence N°: 40992
NSW Contractor's Licence N°: 36654C
ACN: 005 149 137
Tel: 1300 786 773
www.metriconhomes.com.au

PRODUCT CODE:
QF3MAR42DEADN

CEILING:
27G, 25F R

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OWNER:
X. LI & J. YU

LOT 285 (16) VALLEY CIRCUIT
UPPER COOMERA, QLD 4209

JOB N°: 763501 PERMIT N°: TBC
WIND SPEED: N3 MASTER ISSUED: 01/04/2023

DRAWN: PG13 CHECKED: 3LB SHEET:

CONTRACT PLANS
DATE: 03/08/2026

08/19

PLANS AND DOCUMENTS referred to in the
DEVELOPMENT APPROVAL

Application No: OPV/2026/442

Dated: 22 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

Note: the extent of this approval
is only for the proposed VXO
section.