

Lot 252



Stage 5

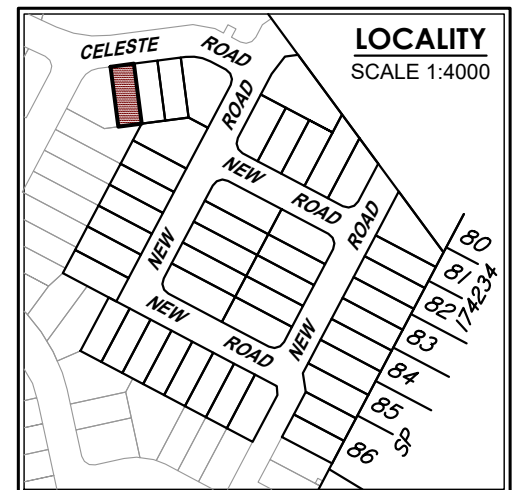
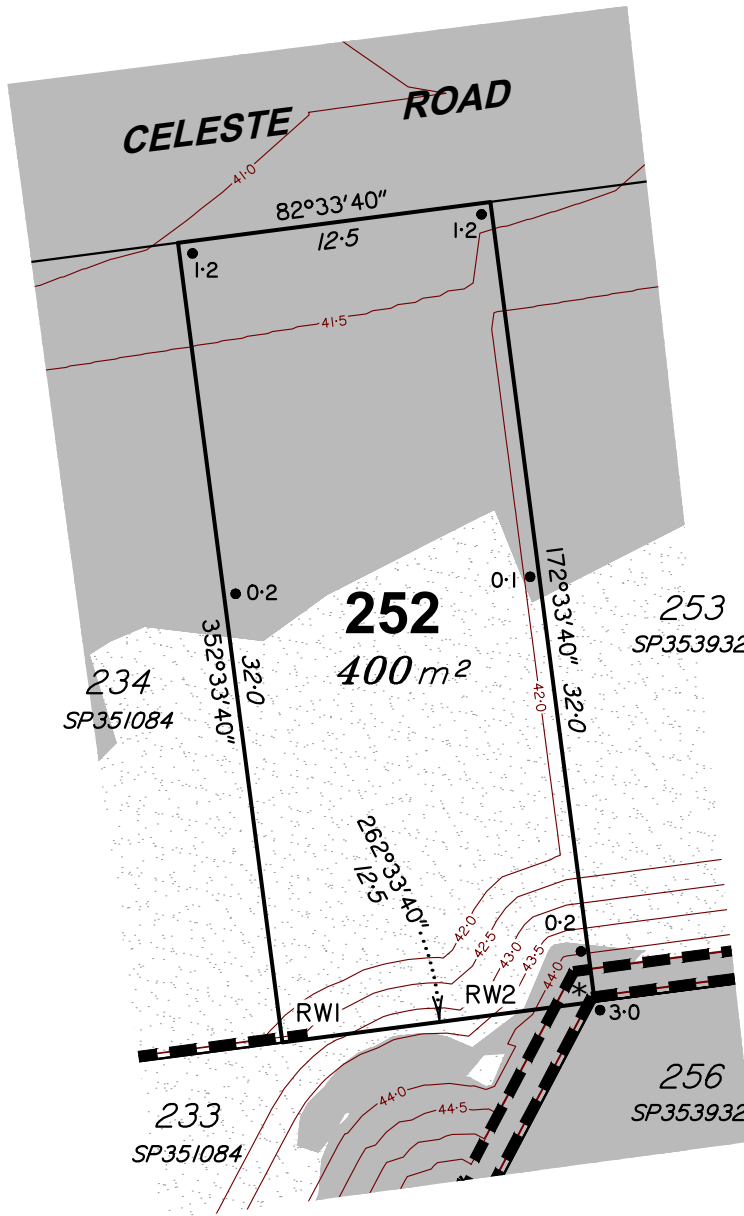
Retaining Wall Heights

MINIMUM	MAXIMUM	AVERAGE HEIGHT
0.1	0.5	0.3
* 3.0	3.0	3.0

RW1
RW2

LEGEND

-  Approximate Cut Area  Approximate Fill Area
- 24 — Design Contours
Contours (interval 0.5m) based on the Australian Height Datum (AHD) as shown on engineering plan 41901-05-000 to 41905-05-710 provided by Mortons Urban Solutions. (COM/2024/349-10/01/2025)
- ■ ■ Denotes retaining wall height
I-0 ● Denotes depth of fill
* Denotes two tier retaining wall



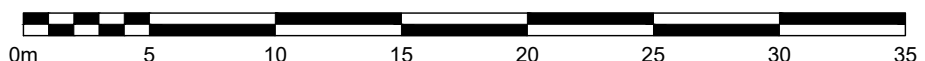
Notes:

1. Drawn to Scale on A4 sheet.
2. All levels are in metres on Australian Height Datum as determined by PSM170053, RL 41.38m AHD.
3. Contour Interval : 0.5m.
4. All dimensions and areas are subject to final survey and approval by GCCC.
5. This plan has been prepared for disclosure under the Land Sales Act 1984.
6. This plan was prepared for HB Land for the purposes of accompanying a sales contract and must not be used for any other purpose.
7. This plan shows details of Proposed Lot 252 on proposal plan 171101_021_PRO Rev E which accompanied the Subdivision Application and was approved by Gold Coast City Council (COM/2019/82 - 14/06/2023).
8. The compaction of earth fill will be undertaken as advised by Mortons Urban Solutions and in accordance with the requirements of the Australian Standard AS3798-2007-Level 1.

Scale 1:300

Sheet 1 of 45

A	Original Issue	GJF	26/02/2025
Issue	Revision	Int	Date



Title:

Disclosure Plan for Lot 252 on SP353932

Courtney Drive, Upper Coomera
Cancelling Lot 904 on SP351084

This is a disclosure plan, the final plan may be subject to change. The proposed lots have not been defined on site, and B.B.H. Pty Ltd Cadastral Surveyor accepts no responsibility for any amendments to location, areas, or shape that may occur during the development process. This plan has been prepared for the purpose of identifying the approximate location and size of registrable interests, and has been derived from information supplied by others. Lot dimensions may vary up to 1% and lot areas may vary by up to 2.0%. Contours, depths and retaining wall heights may vary by up to 0.5m. Lengths and shapes of retaining walls may vary during construction. This note is an integral part of this plan and no part of the plan may be reproduced without this note.

Client:

**HB AUSTRALIA
PTY LTD**

Locality:

UPPER COOMERA

Local Gov:

GCCC

Prepared By: GJF

Surveyed By: JS

Approved: SWM

Date Created: 26/02/2025

Scale: 1:300

Comp File:

171101.project

Plan No:

171101_046_DIS



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A4



Lot 253

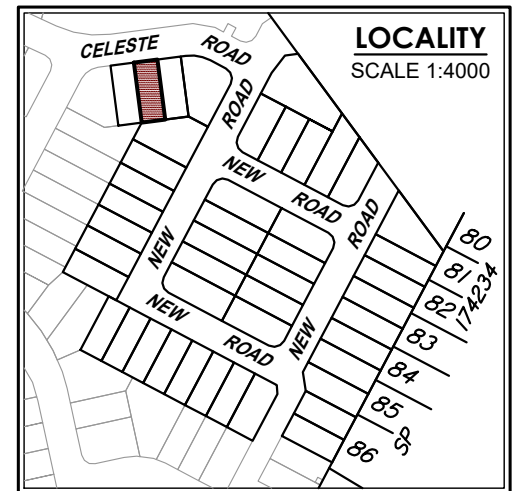
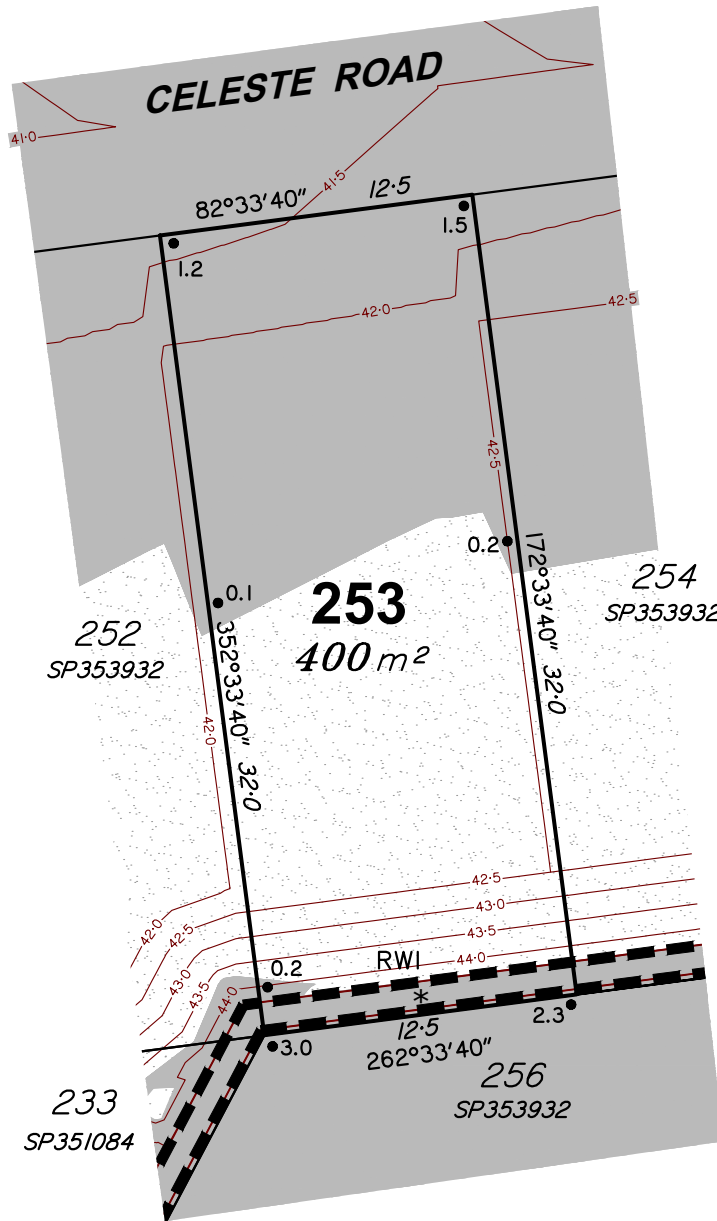
Stage 5

Retaining Wall Heights

	MINIMUM	MAXIMUM	AVERAGE HEIGHT	
*	3.0	3.0	3.0	RWI

LEGEND

-  Approximate Cut Area  Approximate Fill Area
- 24 — Design Contours
Contours (interval 0.5m) based on the Australian Height Datum (AHD) as shown on engineering plan 41901-05-000 to 41905-05-710 provided by Mortons Urban Solutions. (COM/2024/349-10/01/2025)
- ■ ■ Denotes retaining wall height
I-0 ● Denotes depth of fill
* Denotes two tier retaining wall



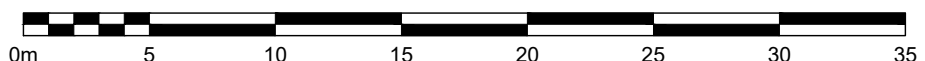
Notes:

1. Drawn to Scale on A4 sheet.
2. All levels are in metres on Australian Height Datum as determined by PSM170053, RL 41.38m AHD.
3. Contour Interval : 0.5m.
4. All dimensions and areas are subject to final survey and approval by GCCC.
5. This plan has been prepared for disclosure under the Land Sales Act 1984.
6. This plan was prepared for HB Land for the purposes of accompanying a sales contract and must not be used for any other purpose.
7. This plan shows details of Proposed Lot 253 on proposal plan 171101_021_PRO Rev E which accompanied the Subdivision Application and was approved by Gold Coast City Council (COM/2019/82 - 14/06/2023).
8. The compaction of earth fill will be undertaken as advised by Mortons Urban Solutions and in accordance with the requirements of the Australian Standard AS3798-2007-Level 1.

Scale 1:300

Sheet 2 of 45

A	Original Issue	GJF	26/02/2025
Issue	Revision	Int	Date



Title:

Disclosure Plan for Lot 253 on SP353932

Courtney Drive, Upper Coomera
Cancelling Lot 904 on SP351084

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Client:

**HB AUSTRALIA
PTY LTD**

Locality:

UPPER COOMERA

Local Gov:

GCCC

Prepared By: GJF

Surveyed By: JS

Approved: SWM

Date Created: 26/02/2025

Scale: 1:300

Comp File:

171101.project

Plan No:

171101_046_DIS



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

Lot 254

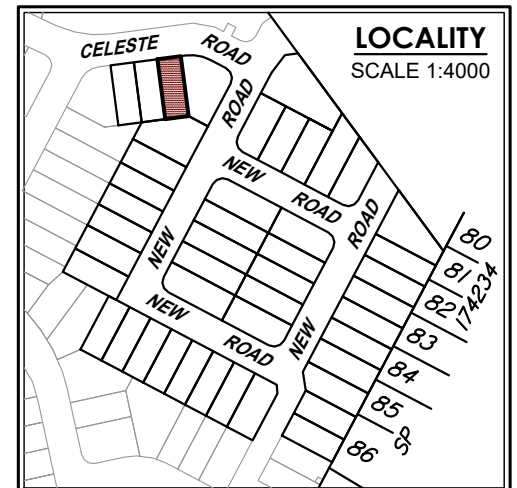
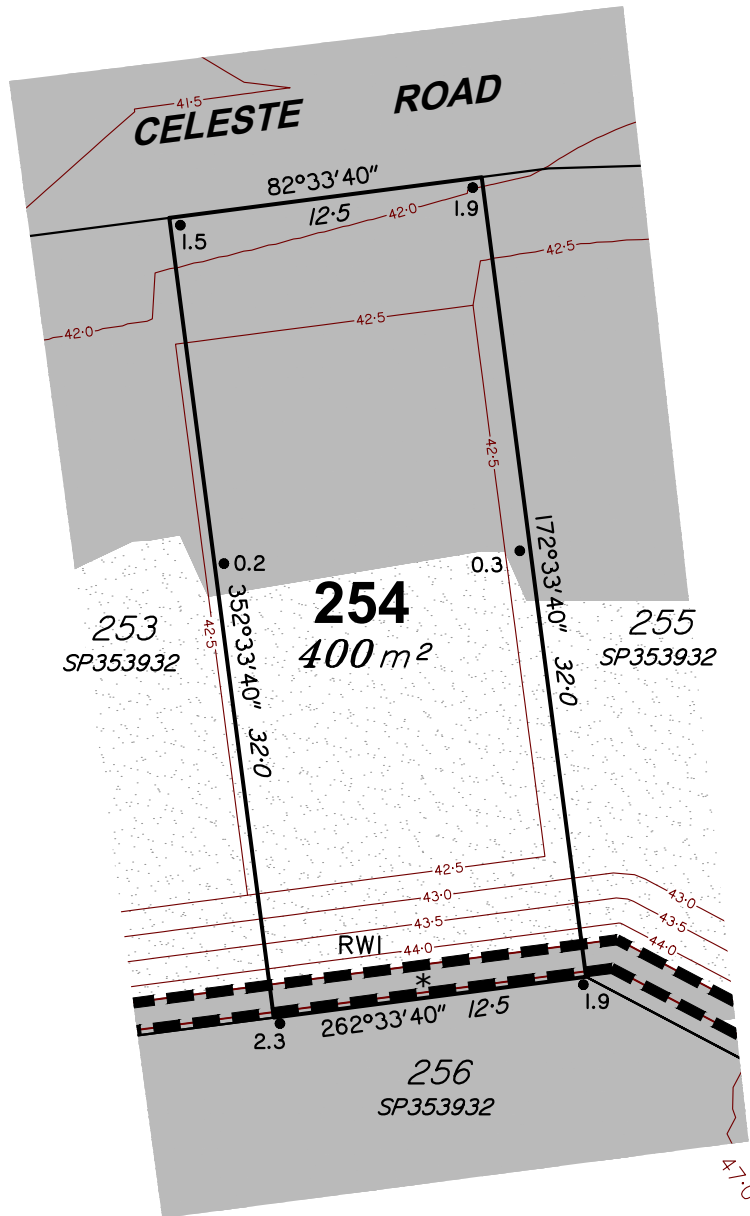
Stage 5

Retaining Wall Heights

	MINIMUM	MAXIMUM	AVERAGE HEIGHT	
*	3.0	3.0	3.0	RWI

LEGEND

-  Approximate Cut Area  Approximate Fill Area
-  24 Design Contours
Contours (interval 0.5m) based on the Australian Height Datum (AHD) as shown on engineering plan 41901-05-000 to 41905-05-710 provided by Mortons Urban Solutions. (COM/2024/349-10/01/2025)
-  Denotes retaining wall height
-  1.0 Denotes depth of fill
-  * Denotes two tier retaining wall



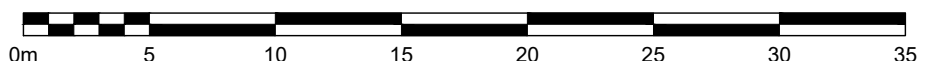
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4. All dimensions and areas are subject to final survey and approval by GCCC.
5. This plan has been prepared for disclosure under the Land Sales Act 1984.
6. This plan was prepared for HB Land for the purposes of accompanying a sales contract and must not be used for any other purpose.
7. This plan shows details of Proposed Lot 254 on proposal plan 171101_021_PRO Rev E which accompanied the Subdivision Application and was approved by Gold Coast City Council (COM/2019/82 - 14/06/2023).
8. The compaction of earth fill will be undertaken as advised by Mortons Urban Solutions and in accordance with the requirements of the Australian Standard AS3798-2007-Level 1.

Scale 1:300

Sheet 3 of 45

A	Original Issue	GJF	26/02/2025
Issue	Revision	Int	Date



Title:

Disclosure Plan for Lot 254 on SP353932

Courtney Drive, Upper Coomera
Cancelling Lot 904 on SP351084

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Client:

**HB AUSTRALIA
PTY LTD**

Locality:

UPPER COOMERA

Local Gov:

GCCC

Prepared By: GJF

Surveyed By: JS

Approved: SWM

Date Created: 26/02/2025

Scale: 1:300

Comp File:

171101.project

Plan No:

171101_046_DIS

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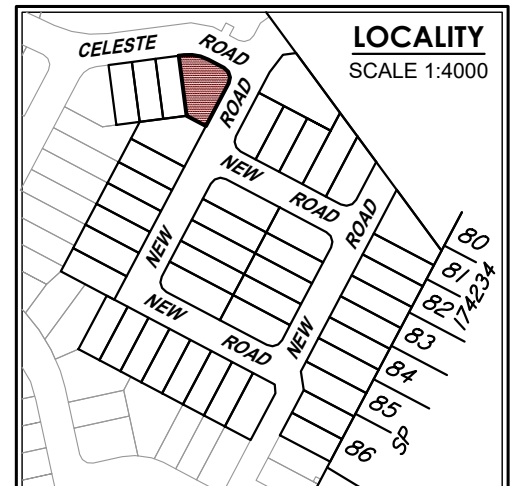
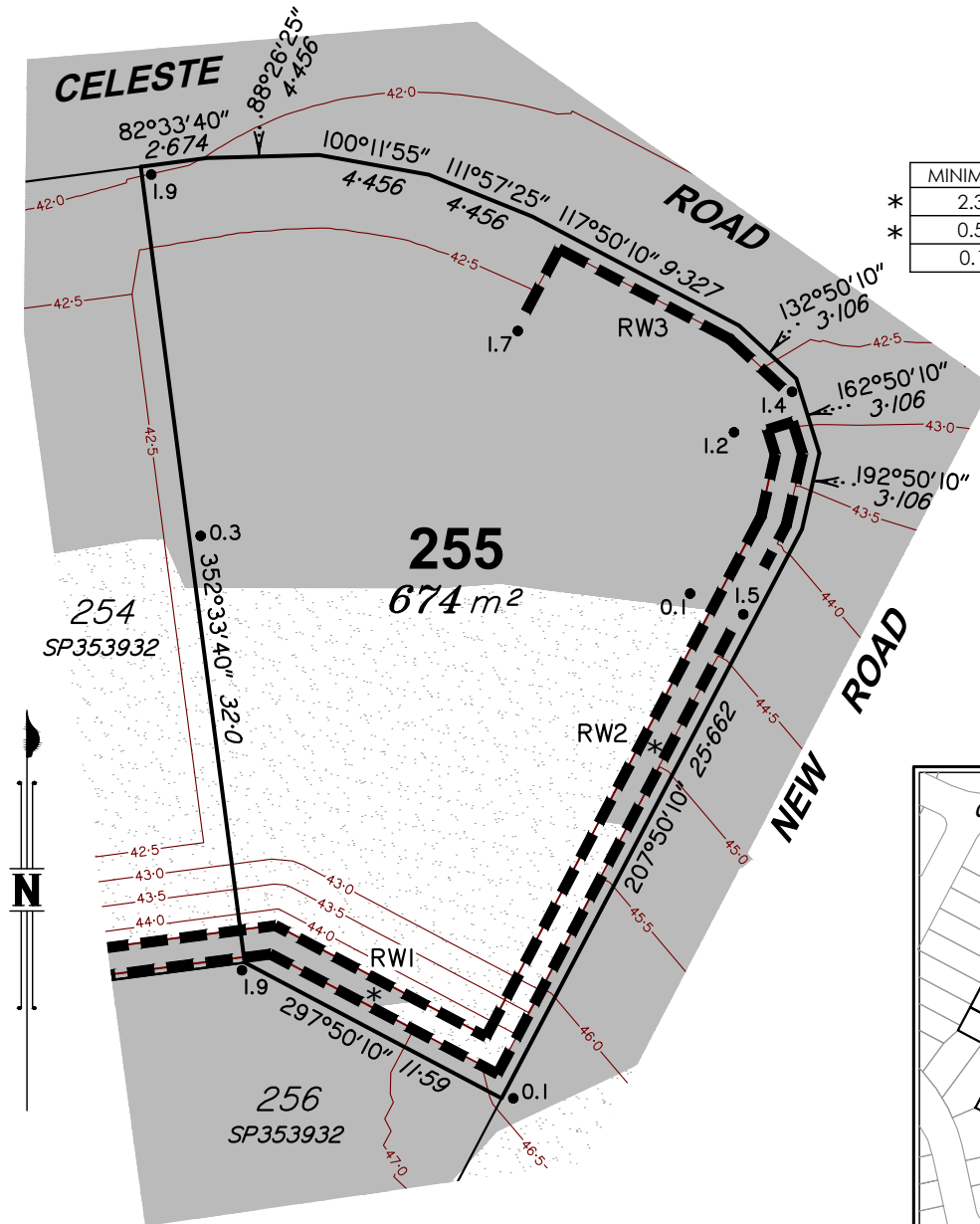
Lot 255

Stage 5

Retaining Wall Heights

	MINIMUM	MAXIMUM	AVERAGE HEIGHT
* RW1	2.3	3.0	2.65
* RW2	0.5	2.2	1.35
* RW3	0.1	0.6	0.35

RW1
RW2
RW3



Notes:

1. Drawn to Scale on A4 sheet.
2. All levels are in metres on Australian Height Datum as determined by PSM170053, RL 41.38m AHD.
3. Contour Interval : 0.5m.
4. All dimensions and areas are subject to final survey and approval by GCCC.
5. This plan has been prepared for disclosure under the Land Sales Act 1984.
6. This plan was prepared for HB Land for the purposes of accompanying a sales contract and must not be used for any other purpose.
7. This plan shows details of Proposed Lot 255 on proposal plan 171101_021_PRO Rev E which accompanied the Subdivision Application and was approved by Gold Coast City Council (COM/2019/82 - 14/06/2023).
8. The compaction of earth fill will be undertaken as advised by Mortons Urban Solutions and in accordance with the requirements of the Australian Standard AS3798-2007-Level 1.

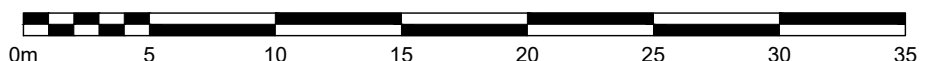
LEGEND

- Approximate Cut Area
- Approximate Fill Area
- 24 — Design Contours
- Contours (interval 0.5m) based on the Australian Height Datum (AHD) as shown on engineering plan 41901-05-000 to 41905-05-710 provided by Mortons Urban Solutions. (COM/2024/349-10/01/2025)
- Denotes retaining wall height
- 1.0 ● Denotes depth of fill
- * Denotes two tier retaining wall

Scale 1:300

Sheet 4 of 45

A	Original Issue	GJF	26/02/2025
Issue	Revision	Int	Date



Title:

Disclosure Plan for Lot 255 on SP353932

Courtney Drive, Upper Coomera
Cancelling Lot 904 on SP351084

This is a disclosure plan, the final plan may be subject to change. The proposed lots have not been defined on site, and B.B.H. Pty Ltd Cadastral Surveyor accepts no responsibility for any amendments to location, areas, or shape that may occur during the development process. This plan has been prepared for the purpose of identifying the approximate location and size of registrable interests, and has been derived from information supplied by others. Lot dimensions may vary up to 1% and lot areas may vary by up to 2.0%. Contours, depths and retaining wall heights may vary by up to 0.5m. Lengths and shapes of retaining walls may vary during construction. This note is an integral part of this plan and no part of the plan may be reproduced without this note.

Client:

**HB AUSTRALIA
PTY LTD**

Locality:

UPPER COOMERA

Local Gov:

GCCC

Prepared By: GJF

Surveyed By: JS

Approved: SWM

Date Created: 26/02/2025

Scale: 1:300

Comp File:

171101.project

Plan No:

171101_046_DIS



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Ph: (07) 5631 8000
mail@bennettandbennett.com.au

Surveying, Town Planning & Spatial Services

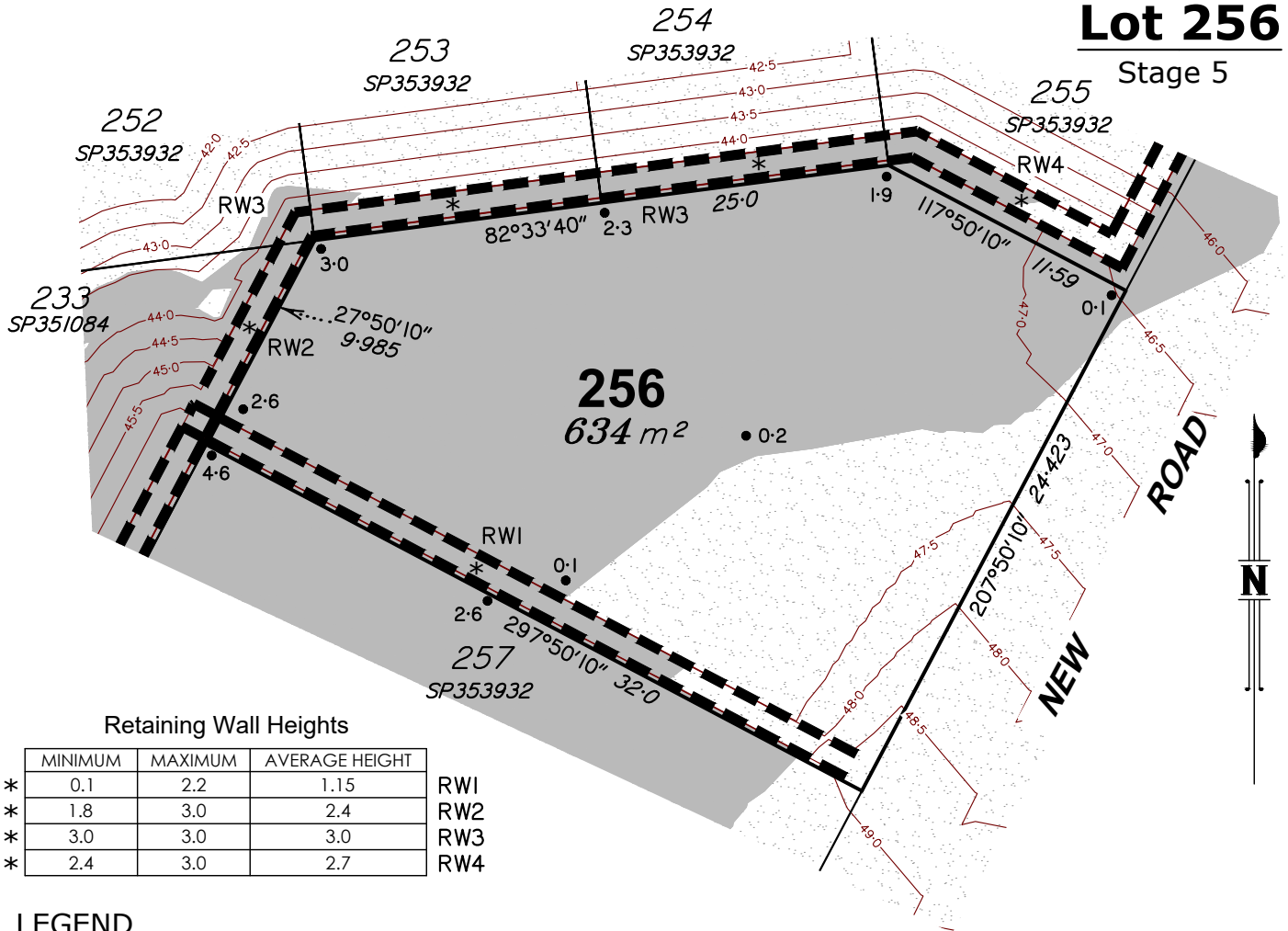
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Lot 256

Stage 5



Retaining Wall Heights

	MINIMUM	MAXIMUM	AVERAGE HEIGHT
* 0.1	2.2	1.15	RW1
* 1.8	3.0	2.4	RW2
* 3.0	3.0	3.0	RW3
* 2.4	3.0	2.7	RW4

LEGEND

Approximate Cut Area Approximate Fill Area

24 Design Contours

Contours (interval 0.5m) based on the Australian Height Datum (AHD) as shown on engineering plan 41901-05-000 to 41905-05-710 provided by Mortons Urban Solutions. (COM/2024/349-10/01/2025)

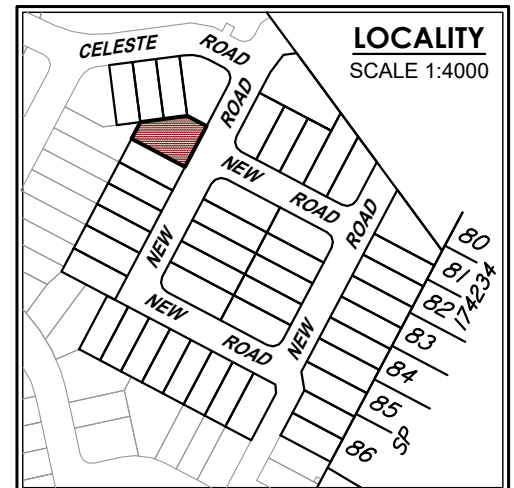
Denotes retaining wall height

0.1 Denotes depth of fill

Denotes two tier retaining wall

Notes:

1. Drawn to Scale on A4 sheet.
2. All levels are in metres on Australian Height Datum as determined by PSM170053, RL 41.38m AHD.
3. Contour Interval : 0.5m.
4. All dimensions and areas are subject to final survey and approval by GCCC.
5. This plan has been prepared for disclosure under the Land Sales Act 1984.
6. This plan was prepared for HB Land for the purposes of accompanying a sales contract and must not be used for any other purpose.
7. This plan shows details of Proposed Lot 256 on proposal plan 171101_021_PRO Rev E which accompanied the Subdivision Application and was approved by Gold Coast City Council (COM/2019/82 - 14/06/2023).
8. The compaction of earth fill will be undertaken as advised by Mortons Urban Solutions and in accordance with the requirements of the Australian Standard AS3798-2007-Level 1.



Scale 1:300

Sheet 5 of 45

A	Original Issue	GJF	26/02/2025
Issue	Revision	Int	Date



Title:

Disclosure Plan for Lot 256 on SP353932

Courtney Drive, Upper Coomera
Cancelling Lot 904 on SP351084

This is a disclosure plan, the final plan may be subject to change. The proposed lots have not been defined on site, and B.B.H. Pty Ltd Cadastral Surveyor accepts no responsibility for any amendments to location, areas, or shape that may occur during the development process. This plan has been prepared for the purpose of identifying the approximate location and size of registrable interests, and has been derived from information supplied by others. Lot dimensions may vary up to 1% and lot areas may vary by up to 2.0%. Contours, depths and retaining wall heights may vary by up to 0.5m. Lengths and shapes of retaining walls may vary during construction. This note is an integral part of this plan and no part of the plan may be reproduced without this note.

Client:

**HB AUSTRALIA
PTY LTD**

Locality: UPPER COOMERA

Local Gov: GCCC Prepared By: GJF

Surveyed By: JS Approved: SWM

Date Created: 26/02/2025 Scale: 1:300

Comp File: 171101.project

Plan No: 171101_046_DIS



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mail@bennettandbennett.com.au

Surveying, Town Planning & Spatial Services

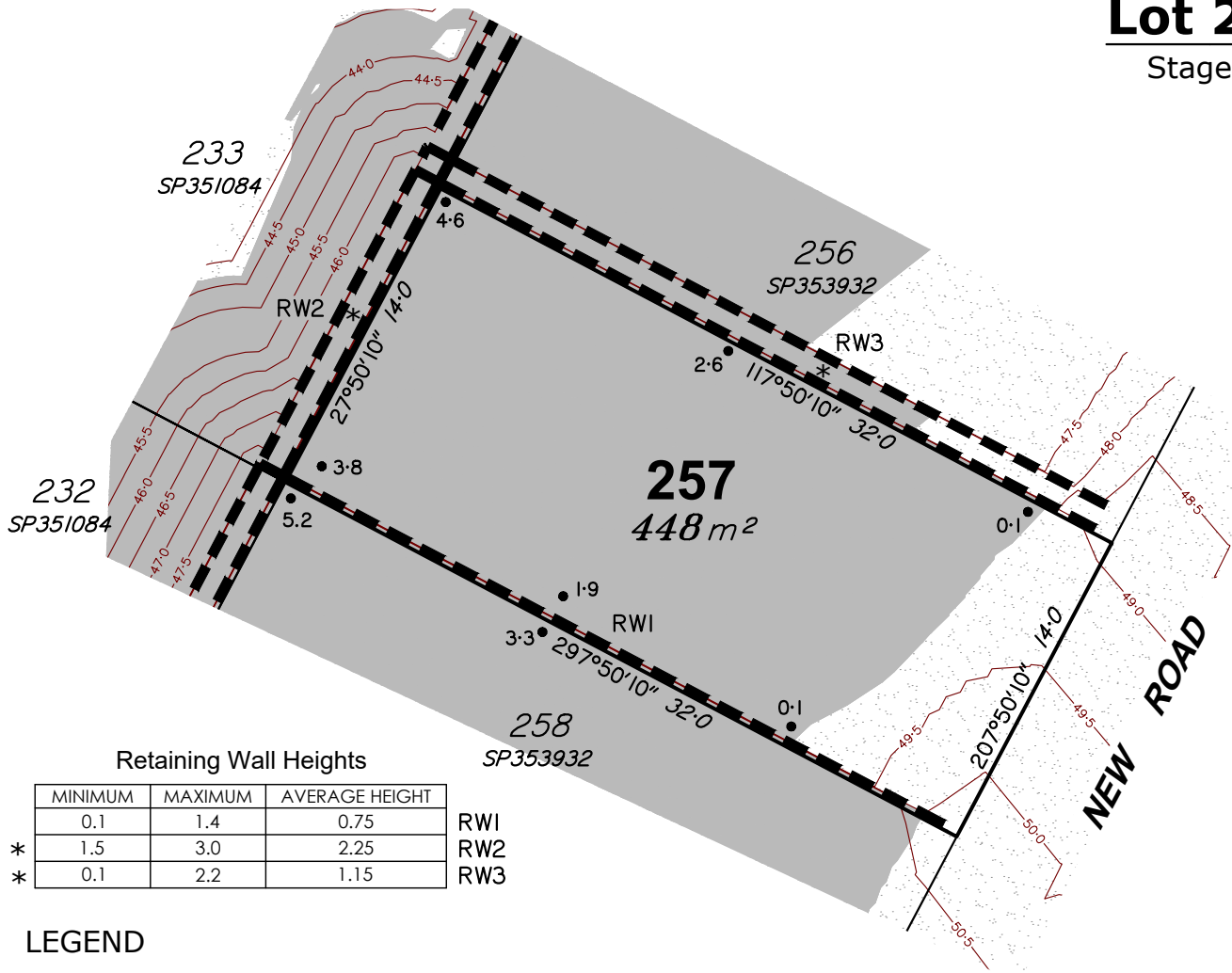
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A4

Lot 257

Stage 5



Retaining Wall Heights

	MINIMUM	MAXIMUM	AVERAGE HEIGHT
	0.1	1.4	0.75
*	1.5	3.0	2.25
*	0.1	2.2	1.15

RW1
RW2
RW3

LEGEND

Approximate Cut Area Approximate Fill Area

— 24 — Design Contours

Contours (interval 0.5m) based on the Australian Height Datum (AHD) as shown on engineering plan 41901-05-000 to 41905-05-710 provided by Mortons Urban Solutions. (COM/2024/349-10/01/2025)

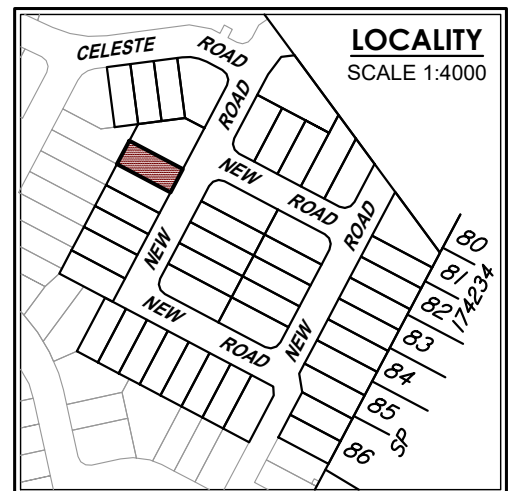
■ ■ ■ Denotes retaining wall height

1.0 ● Denotes depth of fill

* Denotes two tier retaining wall

Notes:

1. Drawn to Scale on A4 sheet.
2. All levels are in metres on Australian Height Datum as determined by PSM170053, RL 41.38m AHD.
3. Contour Interval : 0.5m.
4. All dimensions and areas are subject to final survey and approval by GCCC.
5. This plan has been prepared for disclosure under the Land Sales Act 1984.
6. This plan was prepared for HB Land for the purposes of accompanying a sales contract and must not be used for any other purpose.
7. This plan shows details of Proposed Lot 257 on proposal plan 171101_021_PRO Rev E which accompanied the Subdivision Application and was approved by Gold Coast City Council (COM/2019/82 - 14/06/2023).
8. The compaction of earth fill will be undertaken as advised by Mortons Urban Solutions and in accordance with the requirements of the Australian Standard AS3798-2007-Level 1.



Scale 1:300

Sheet 6 of 45

A	Original Issue	GJF	26/02/2025
Issue	Revision	Int	Date

Title:

Disclosure Plan for Lot 257 on SP353932

Courtney Drive, Upper Coomera
Cancelling Lot 904 on SP351084

This is a disclosure plan, the final plan may be subject to change. The proposed lots have not been defined on site, and B.B.H. Pty Ltd Cadastral Surveyor accepts no responsibility for any amendments to location, areas, or shape that may occur during the development process. This plan has been prepared for the purpose of identifying the approximate location and size of registrable interests, and has been derived from information supplied by others. Lot dimensions may vary up to 1% and lot areas may vary by up to 2.0%. Contours, depths and retaining wall heights may vary by up to 0.5m. Lengths and shapes of retaining walls may vary during construction. This note is an integral part of this plan and no part of the plan may be reproduced without this note.

Client:

**HB AUSTRALIA
PTY LTD**

Locality:

UPPER COOMERA

Local Gov:

GCCC

Prepared By:

GJF

Surveyed By:

JS

Approved:

SWM

Date Created:

26/02/2025

Scale:

1:300

Comp File:

171101.project

Plan No:

171101_046_DIS



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Surveying, Town Planning & Spatial Services

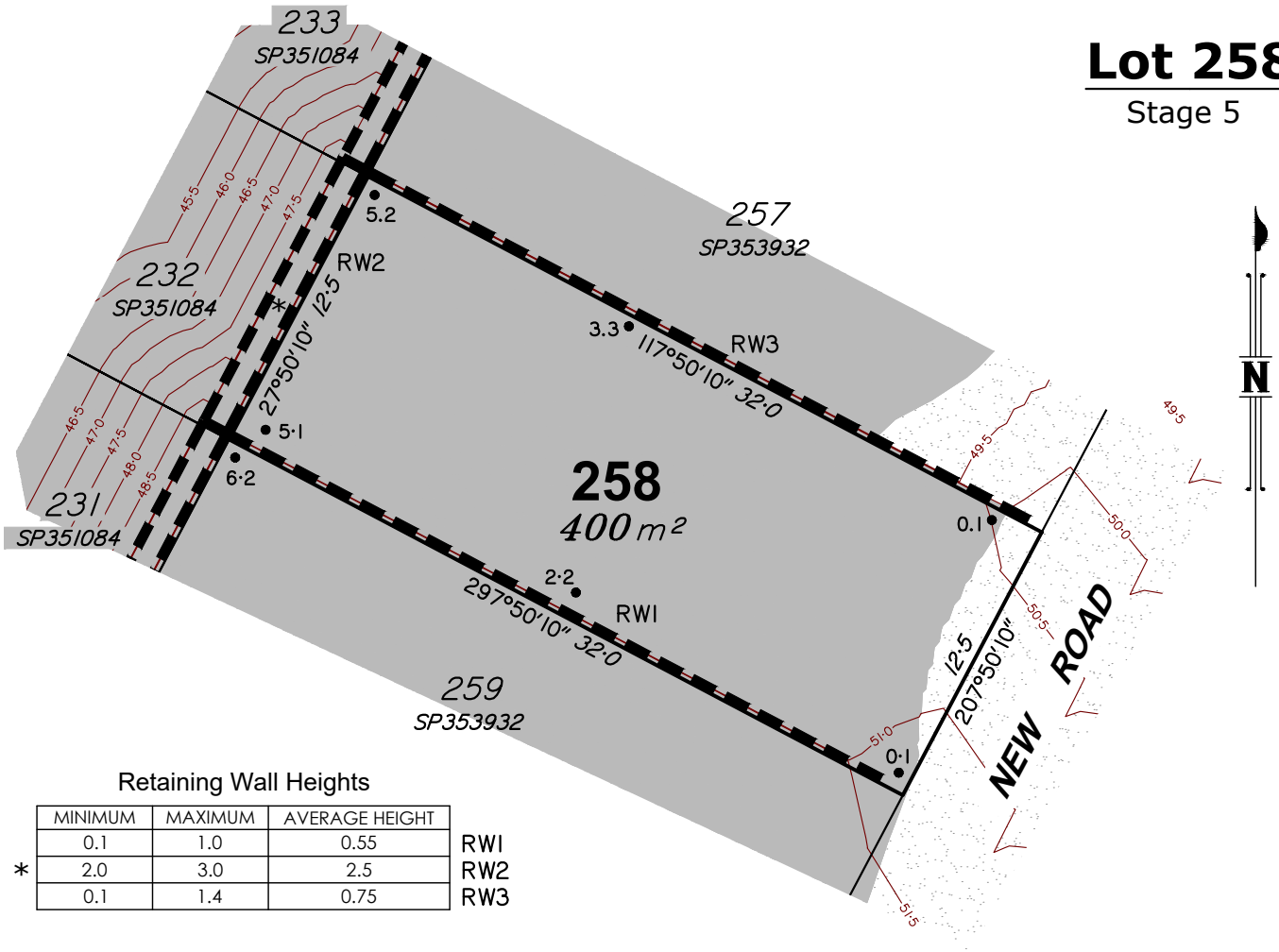
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A4

Lot 258

Stage 5



Retaining Wall Heights

	MINIMUM	MAXIMUM	AVERAGE HEIGHT	
	0.1	1.0	0.55	RW1
*	2.0	3.0	2.5	RW2
	0.1	1.4	0.75	RW3

LEGEND

Approximate Cut Area Approximate Fill Area

— 2.4 — Design Contours

Contours (interval 0.5m) based on the Australian Height Datum (AHD) as shown on engineering plan 41901-05-000 to 41905-05-710 provided by Mortons Urban Solutions. (COM/2024/349-10/01/2025)

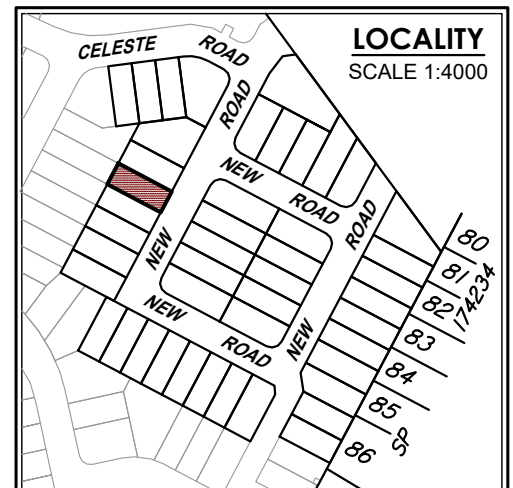
■ ■ ■ Denotes retaining wall height

1:0 ● Denotes depth of fill

* Denotes two tier retaining wall

Notes:

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3. Contour Interval : 0.5m.
4. All dimensions and areas are subject to final survey and approval by GCCC.
5. This plan has been prepared for disclosure under the Land Sales Act 1984.
6. This plan was prepared for HB Land for the purposes of accompanying a sales contract and must not be used for any other purpose.
7. This plan shows details of Proposed Lot 258 on proposal plan 171101_021_PRO Rev E which accompanied the Subdivision Application and was approved by Gold Coast City Council (COM/2019/82 - 14/06/2023).
8. The compaction of earth fill will be undertaken as advised by Mortons Urban Solutions and in accordance with the requirements of the Australian Standard AS3798-2007-Level 1.

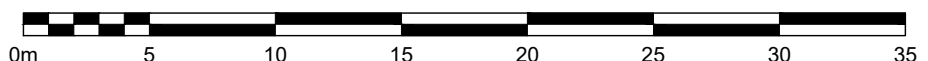


LOCALITY
SCALE 1:4000

Scale 1:300

Sheet 7 of 45

A	Original Issue	GJF	26/02/2025
Issue	Revision	Int	Date



Title:

Disclosure Plan for Lot 258 on SP353932

Courtney Drive, Upper Coomera
Cancelling Lot 904 on SP351084

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Client:

**HB AUSTRALIA
PTY LTD**

Locality: UPPER COOMERA

Local Gov: GCCC Prepared By: GJF

Surveyed By: JS Approved: SWM

Date Created: 26/02/2025 Scale: 1:300

Comp File: 171101.project

Plan No: 171101_046_DIS



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mail@bennettandbennett.com.au

Surveying, Town Planning & Spatial Services

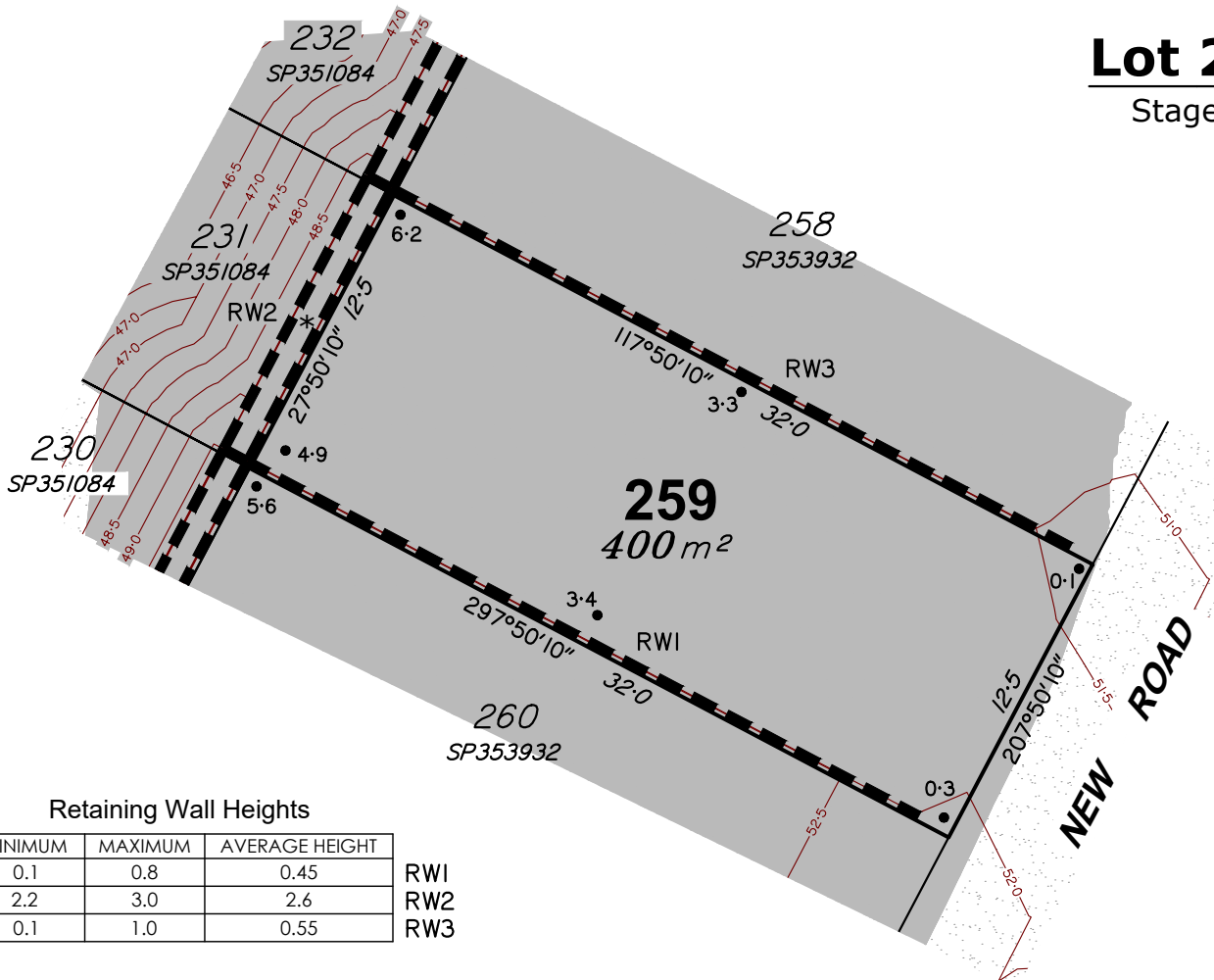
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A4

Lot 259

Stage 5



Retaining Wall Heights

MINIMUM	MAXIMUM	AVERAGE HEIGHT
0.1	0.8	0.45
2.2	3.0	2.6
0.1	1.0	0.55

RW1
RW2
RW3

LEGEND

Approximate Cut Area Approximate Fill Area

— 2.4 — Design Contours

Contours (interval 0.5m) based on the Australian Height Datum (AHD) as shown on engineering plan 41901-05-000 to 41905-05-710 provided by Mortons Urban Solutions. (COM/2024/349-10/01/2025)

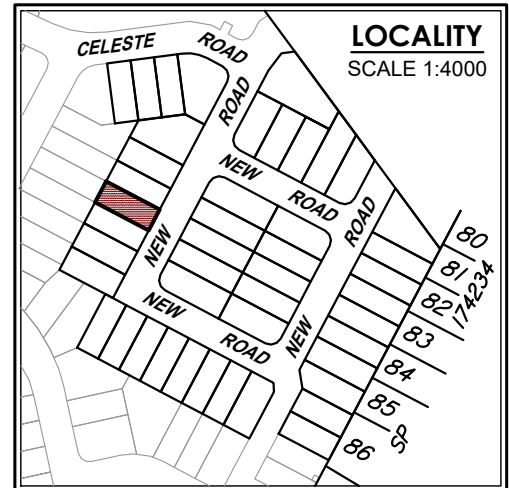
■ ■ ■ Denotes retaining wall height

1:0 ● Denotes depth of fill

* Denotes two tier retaining wall

Notes:

1. Drawn to Scale on A4 sheet.
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4. All dimensions and areas are subject to final survey and approval by GCCC.
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6. This plan was prepared for HB Land for the purposes of accompanying a sales contract and must not be used for any other purpose.
7. This plan shows details of Proposed Lot 259 on proposal plan 171101_021_PRO Rev E which accompanied the Subdivision Application and was approved by Gold Coast City Council (COM/2019/82 - 14/06/2023).
8. The compaction of earth fill will be undertaken as advised by Mortons Urban Solutions and in accordance with the requirements of the Australian Standard AS3798-2007-Level 1.



Scale 1:300

Sheet 8 of 45

A	Original Issue	GJF	26/02/2025
Issue	Revision	Int	Date

Title:

Disclosure Plan for Lot 259 on SP353932

Courtney Drive, Upper Coomera
Cancelling Lot 904 on SP351084

This is a disclosure plan, the final plan may be subject to change. The proposed lots have not been defined on site, and B.B.H. Pty Ltd Cadastral Surveyor accepts no responsibility for any amendments to location, areas, or shape that may occur during the development process. This plan has been prepared for the purpose of identifying the approximate location and size of registrable interests, and has been derived from information supplied by others. Lot dimensions may vary up to 1% and lot areas may vary by up to 2.0%. Contours, depths and retaining wall heights may vary by up to 0.5m. Lengths and shapes of retaining walls may vary during construction. This note is an integral part of this plan and no part of the plan may be reproduced without this note.

Client:

**HB AUSTRALIA
PTY LTD**

Locality: UPPER COOMERA

Local Gov: GCCC Prepared By: GJF

Surveyed By: JS Approved: SWM

Date Created: 26/02/2025 Scale: 1:300

Comp File: 171101.project

Plan No: 171101_046_DIS



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Surveying, Town Planning & Spatial Services

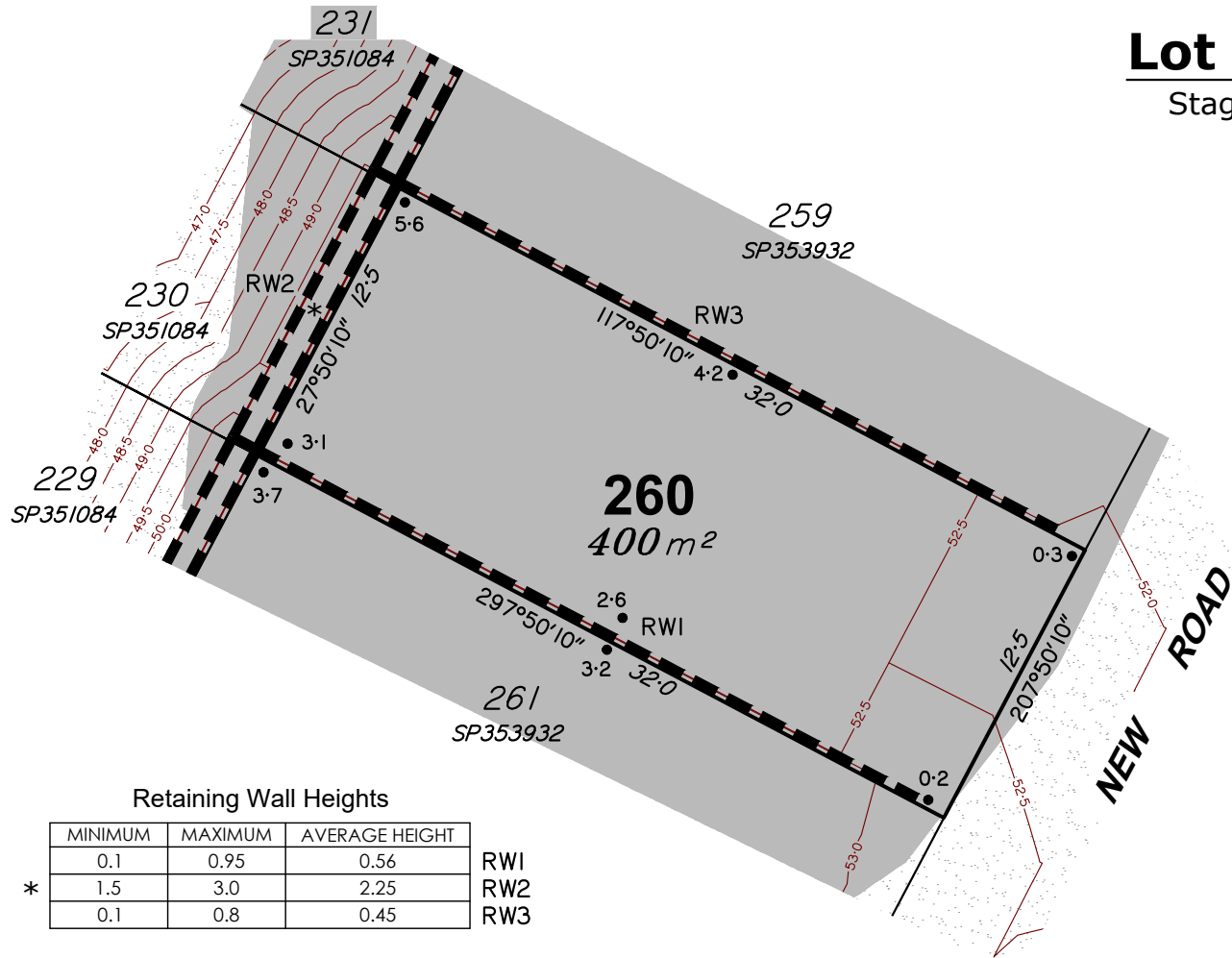
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A4

Lot 260

Stage 5



LEGEND

Approximate Cut Area Approximate Fill Area

— 24 — Design Contours

Contours (interval 0.5m) based on the Australian Height Datum (AHD) as shown on engineering plan 41901-05-000 to 41905-05-710 provided by Mortons Urban Solutions. (COM/2024/349-10/01/2025)

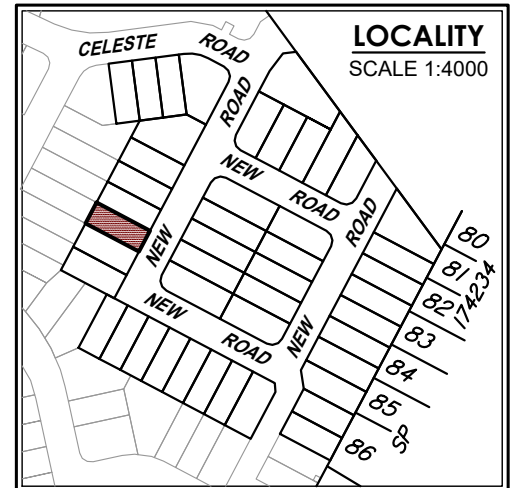
Denotes retaining wall height

1.0 ● Denotes depth of fill

* Denotes two tier retaining wall

Notes:

1. Drawn to Scale on A4 sheet.
2. All levels are in metres on Australian Height Datum as determined by PSM170053, RL 41.38m AHD.
3. Contour Interval : 0.5m.
4. All dimensions and areas are subject to final survey and approval by GCCC.
5. This plan has been prepared for disclosure under the Land Sales Act 1984.
6. This plan was prepared for HB Land for the purposes of accompanying a sales contract and must not be used for any other purpose.
7. This plan shows details of Proposed Lot 260 on proposal plan 171101_021_PRO Rev E which accompanied the Subdivision Application and was approved by Gold Coast City Council (COM/2019/82 - 14/06/2023).
8. The compaction of earth fill will be undertaken as advised by Mortons Urban Solutions and in accordance with the requirements of the Australian Standard AS3798-2007-Level 1.



Scale 1:300

Sheet 9 of 45

A	Original Issue	GJF	26/02/2025
Issue	Revision	Int	Date



Title:

Disclosure Plan for Lot 260 on SP353932

Courtney Drive, Upper Coomera
Cancelling Lot 904 on SP351084

This is a disclosure plan, the final plan may be subject to change. The proposed lots have not been defined on site, and B.B.H. Pty Ltd Cadastral Surveyor accepts no responsibility for any amendments to location, areas, or shape that may occur during the development process. This plan has been prepared for the purpose of identifying the approximate location and size of registrable interests, and has been derived from information supplied by others. Lot dimensions may vary up to 1% and lot areas may vary by up to 2.0%. Contours, depths and retaining wall heights may vary by up to 0.5m. Lengths and shapes of retaining walls may vary during construction. This note is an integral part of this plan and no part of the plan may be reproduced without this note.

Client:

**HB AUSTRALIA
PTY LTD**

Locality: UPPER COOMERA

Local Gov: GCCC Prepared By: GJF

Surveyed By: JS Approved: SWM

Date Created: 26/02/2025 Scale: 1:300

Comp File: 171101.project

Plan No: 171101_046_DIS



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Surveying, Town Planning & Spatial Services

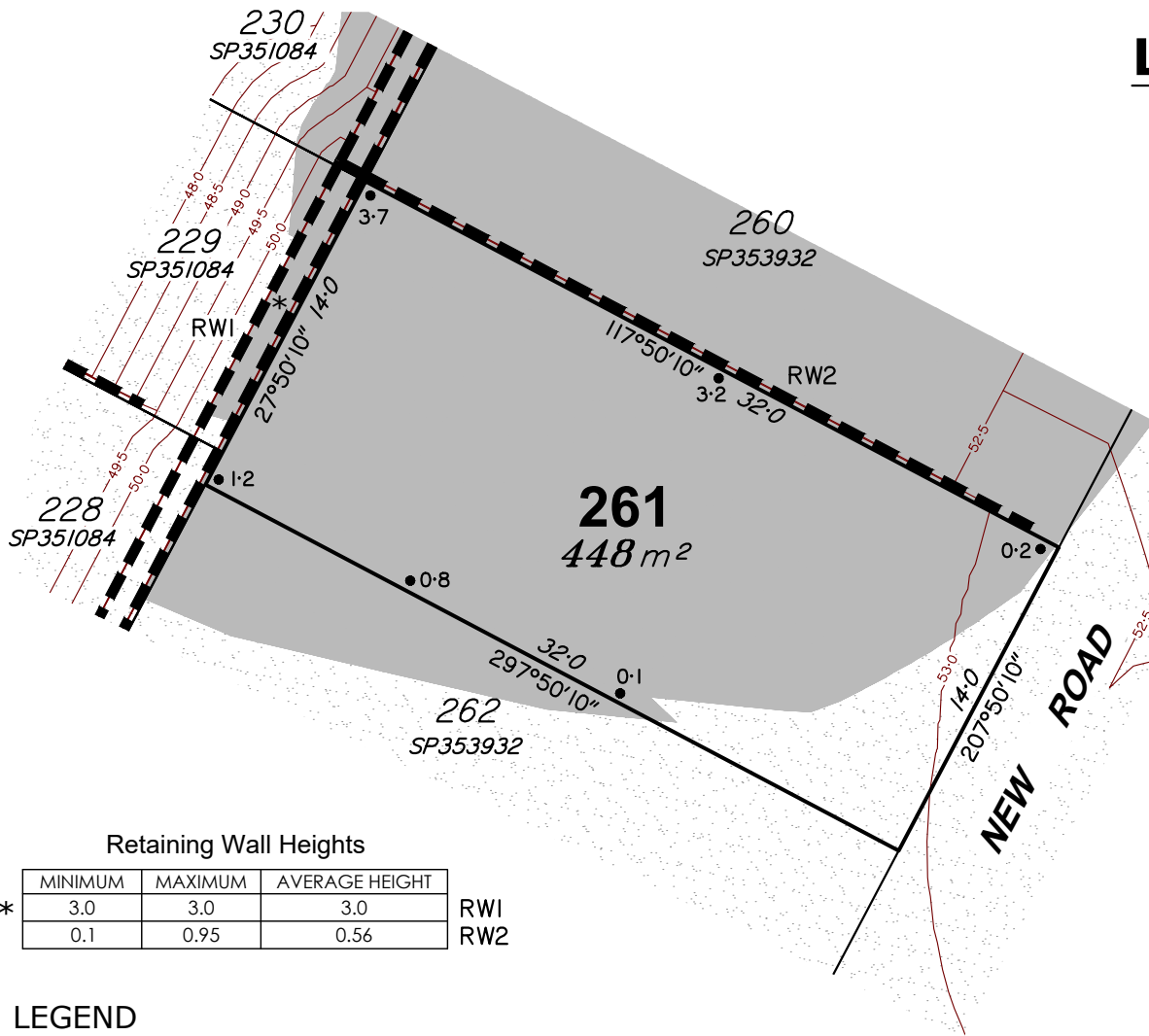
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A4

Lot 261

Stage 5



Retaining Wall Heights

	MINIMUM	MAXIMUM	AVERAGE HEIGHT	
*	3.0	3.0	3.0	RW1
	0.1	0.95	0.56	RW2

LEGEND

Approximate Cut Area Approximate Fill Area

— 2.4 — Design Contours

Contours (interval 0.5m) based on the Australian Height Datum (AHD) as shown on engineering plan 41901-05-000 to 41905-05-710 provided by Mortons Urban Solutions. (COM/2024/349-10/01/2025)

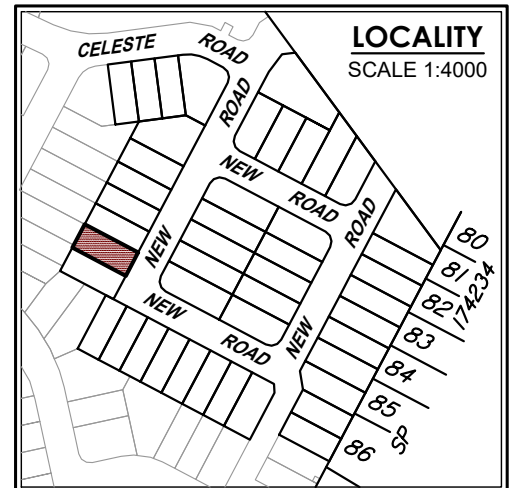
Denotes retaining wall height

1.0 ● Denotes depth of fill

* Denotes two tier retaining wall

Notes:

1. Drawn to Scale on A4 sheet.
2. All levels are in metres on Australian Height Datum as determined by PSM170053, RL 41.38m AHD.
3. Contour Interval : 0.5m.
4. All dimensions and areas are subject to final survey and approval by GCCC.
5. This plan has been prepared for disclosure under the Land Sales Act 1984.
6. This plan was prepared for HB Land for the purposes of accompanying a sales contract and must not be used for any other purpose.
7. This plan shows details of Proposed Lot 261 on proposal plan 171101_021_PRO Rev E which accompanied the Subdivision Application and was approved by Gold Coast City Council (COM/2019/82 - 14/06/2023).
8. The compaction of earth fill will be undertaken as advised by Mortons Urban Solutions and in accordance with the requirements of the Australian Standard AS3798-2007-Level 1.



LOCALITY
SCALE 1:4000

Scale 1:300

Sheet 10 of 45

A	Original Issue	GJF	26/02/2025
Issue	Revision	Int	Date



Title:

Disclosure Plan for Lot 261 on SP353932

Courtney Drive, Upper Coomera
Cancelling Lot 904 on SP351084

This is a disclosure plan, the final plan may be subject to change. The proposed lots have not been defined on site, and B.B.H. Pty Ltd Cadastral Surveyor accepts no responsibility for any amendments to location, areas, or shape that may occur during the development process. This plan has been prepared for the purpose of identifying the approximate location and size of registrable interests, and has been derived from information supplied by others. Lot dimensions may vary up to 1% and lot areas may vary by up to 2.0%. Contours, depths and retaining wall heights may vary by up to 0.5m. Lengths and shapes of retaining walls may vary during construction. This note is an integral part of this plan and no part of the plan may be reproduced without this note.

Client:

**HB AUSTRALIA
PTY LTD**

Locality: UPPER COOMERA

Local Gov: GCCC Prepared By: GJF

Surveyed By: JS Approved: SWM

Date Created: 26/02/2025 Scale: 1:300

Comp File: 171101.project

Plan No: 171101_046_DIS



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mail@bennettandbennett.com.au

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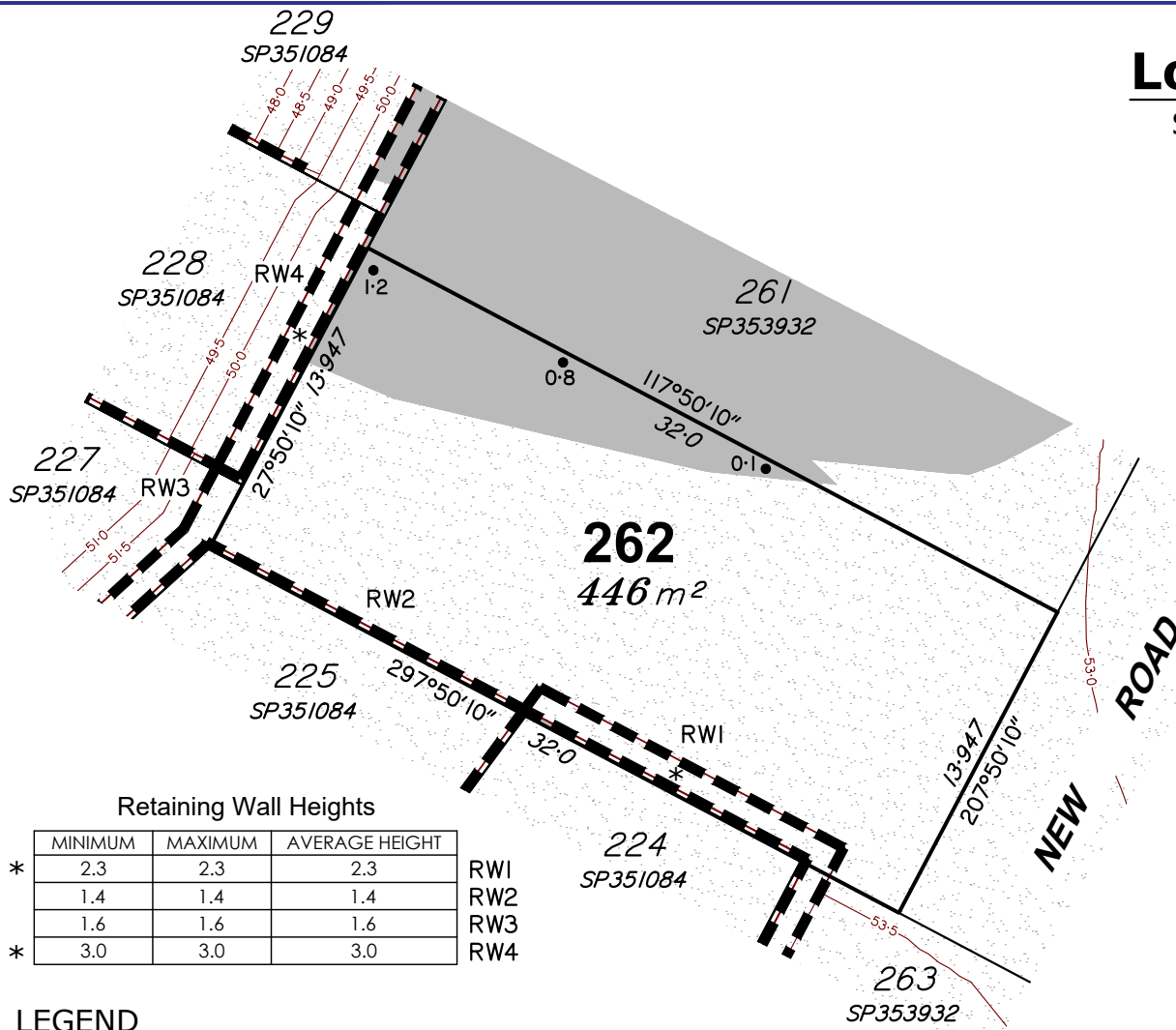
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A4

Lot 262

Stage 5



Retaining Wall Heights

	MINIMUM	MAXIMUM	AVERAGE HEIGHT
* 2.3	2.3	2.3	2.3
1.4	1.4	1.4	1.4
1.6	1.6	1.6	1.6
* 3.0	3.0	3.0	3.0

RW1
RW2
RW3
RW4

LEGEND

Approximate Cut Area Approximate Fill Area

24 Design Contours

Contours (interval 0.5m) based on the Australian Height Datum (AHD) as shown on engineering plan 41901-05-000 to 41905-05-710 provided by Mortons Urban Solutions. (COM/2024/349-10/01/2025)

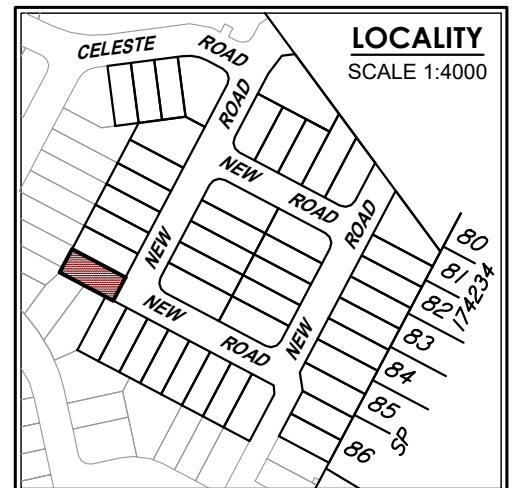
Denotes retaining wall height

I-0 Denotes depth of fill

* Denotes two tier retaining wall

Notes:

1. Drawn to Scale on A4 sheet.
2. All levels are in metres on Australian Height Datum as determined by PSM170053, RL 41.38m AHD.
3. Contour Interval : 0.5m.
4. All dimensions and areas are subject to final survey and approval by GCCC.
5. This plan has been prepared for disclosure under the Land Sales Act 1984.
6. This plan was prepared for HB Land for the purposes of accompanying a sales contract and must not be used for any other purpose.
7. This plan shows details of Proposed Lot 262 on proposal plan 171101_021_PRO Rev E which accompanied the Subdivision Application and was approved by Gold Coast City Council (COM/2019/82 - 14/06/2023).
8. The compaction of earth fill will be undertaken as advised by Mortons Urban Solutions and in accordance with the requirements of the Australian Standard AS3798-2007-Level 1.



Scale 1:300

Sheet 11 of 45

A	Original Issue	GJF	26/02/2025
Issue	Revision	Int	Date

Title:

Disclosure Plan for Lot 262 on SP353932

Courtney Drive, Upper Coomera
Cancelling Lot 904 on SP351084

This is a disclosure plan, the final plan may be subject to change. The proposed lots have not been defined on site, and B.B.H. Pty Ltd Cadastral Surveyor accepts no responsibility for any amendments to location, areas, or shape that may occur during the development process. This plan has been prepared for the purpose of identifying the approximate location and size of registrable interests, and has been derived from information supplied by others. Lot dimensions may vary up to 1% and lot areas may vary by up to 2.0%. Contours, depths and retaining wall heights may vary by up to 0.5m. Lengths and shapes of retaining walls may vary during construction. This note is an integral part of this plan and no part of the plan may be reproduced without this note.

Client:

HB AUSTRALIA
PTY LTD

Locality: UPPER COOMERA

Local Gov: GCCC Prepared By: GJF

Surveyed By: JS Approved: SWM

Date Created: 26/02/2025 Scale: 1:300

Comp File: 171101.project

Plan No: 171101_046_DIS

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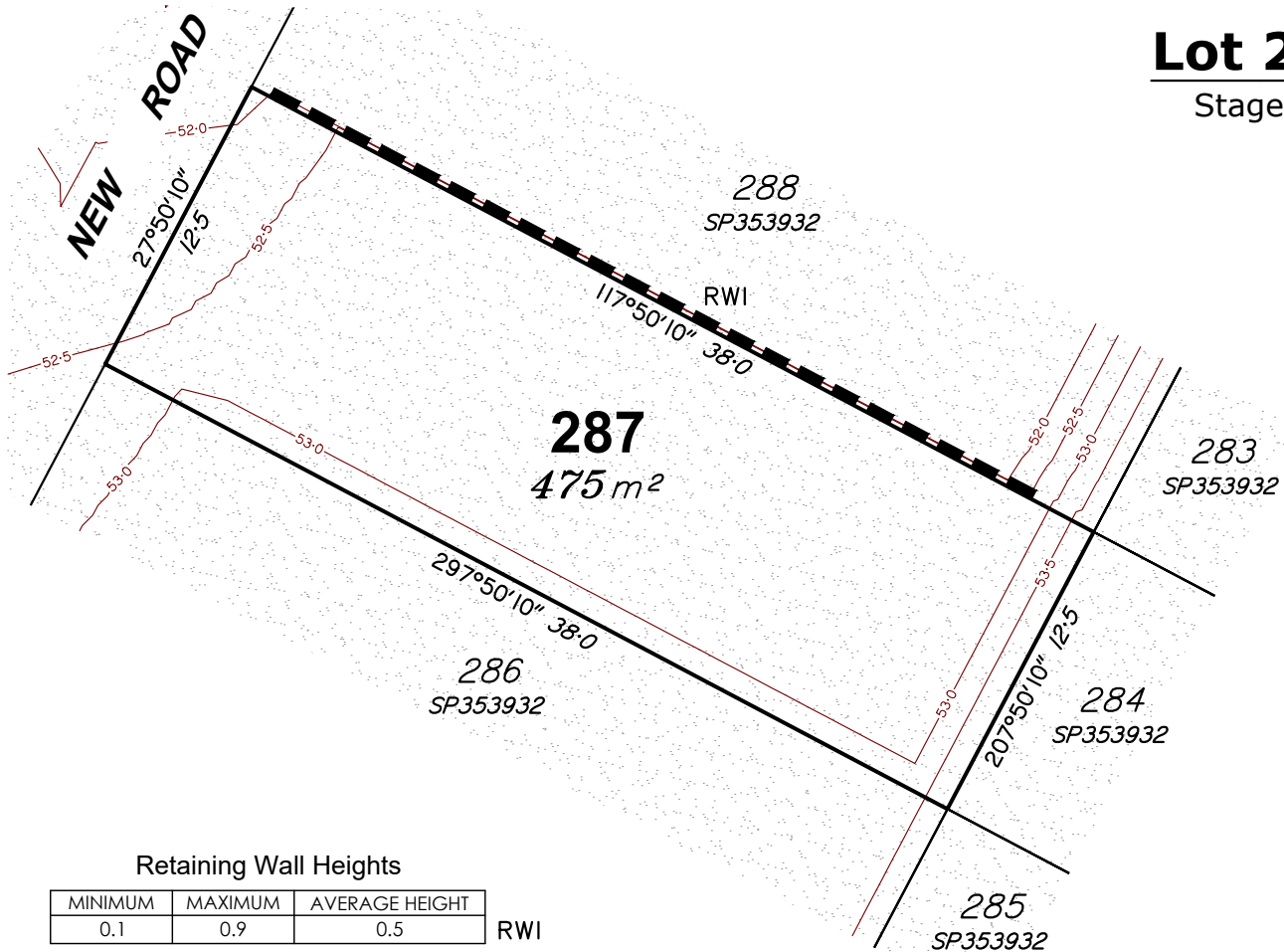
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A4

Lot 287

Stage 5



Retaining Wall Heights

MINIMUM	MAXIMUM	AVERAGE HEIGHT
0.1	0.9	0.5

RWI

LEGEND

Approximate Cut Area Approximate Fill Area

— 24 — Design Contours

Contours (interval 0.5m) based on the Australian Height Datum (AHD) as shown on engineering plan 41901-05-000 to 41905-05-710 provided by Mortons Urban Solutions. (COM/2024/349-10/01/2025)

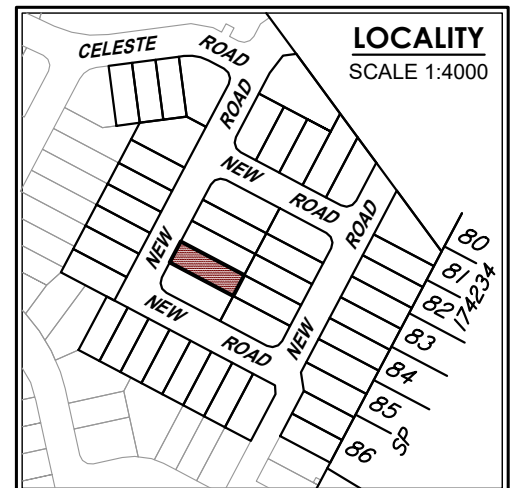
■ ■ ■ Denotes retaining wall height

1:0 ● Denotes depth of fill

* Denotes two tier retaining wall

Notes:

1. Drawn to Scale on A4 sheet.
2. All levels are in metres on Australian Height Datum as determined by PSM170053, RL 41.38m AHD.
3. Contour Interval : 0.5m.
4. All dimensions and areas are subject to final survey and approval by GCCC.
5. This plan has been prepared for disclosure under the Land Sales Act 1984.
6. This plan was prepared for HB Land for the purposes of accompanying a sales contract and must not be used for any other purpose.
7. This plan shows details of Proposed Lot 287 on proposal plan 171101_021_PRO Rev E which accompanied the Subdivision Application and was approved by Gold Coast City Council (COM/2019/82 - 14/06/2023).
8. The compaction of earth fill will be undertaken as advised by Mortons Urban Solutions and in accordance with the requirements of the Australian Standard AS3798-2007-Level 1.



Scale 1:300

Sheet 36 of 45

A	Original Issue	GJF	26/02/2025
Issue	Revision	Int	Date



Title:

Disclosure Plan for Lot 287 on SP353932

Courtney Drive, Upper Coomera
Cancelling Lot 904 on SP351084

This is a disclosure plan, the final plan may be subject to change. The proposed lots have not been defined on site, and B.B.H. Pty Ltd Cadastral Surveyor accepts no responsibility for any amendments to location, areas, or shape that may occur during the development process. This plan has been prepared for the purpose of identifying the approximate location and size of registrable interests, and has been derived from information supplied by others. Lot dimensions may vary up to 1% and lot areas may vary by up to 2.0%. Contours, depths and retaining wall heights may vary by up to 0.5m. Lengths and shapes of retaining walls may vary during construction. This note is an integral part of this plan and no part of the plan may be reproduced without this note.

Client:

**HB AUSTRALIA
PTY LTD**

Locality: UPPER COOMERA

Local Gov: GCCC Prepared By: GJF

Surveyed By: JS Approved: SWM

Date Created: 26/02/2025 Scale: 1:300

Comp File: 171101.project

Plan No: 171101_046_DIS



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Surveying, Town Planning & Spatial Services

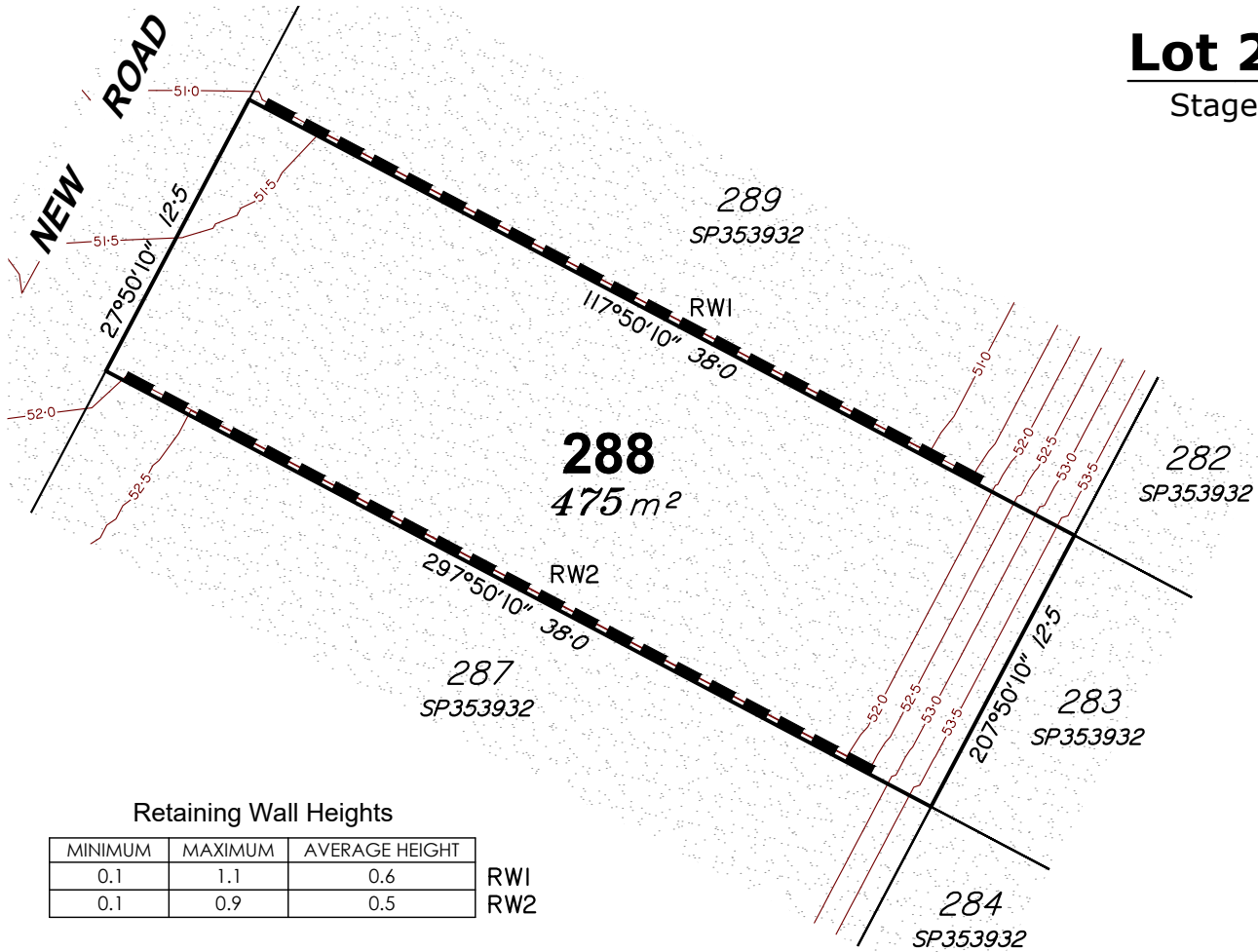
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A4

Lot 288

Stage 5



Retaining Wall Heights

MINIMUM	MAXIMUM	AVERAGE HEIGHT
0.1	1.1	0.6
0.1	0.9	0.5

RW1
RW2

LEGEND

Approximate Cut Area Approximate Fill Area

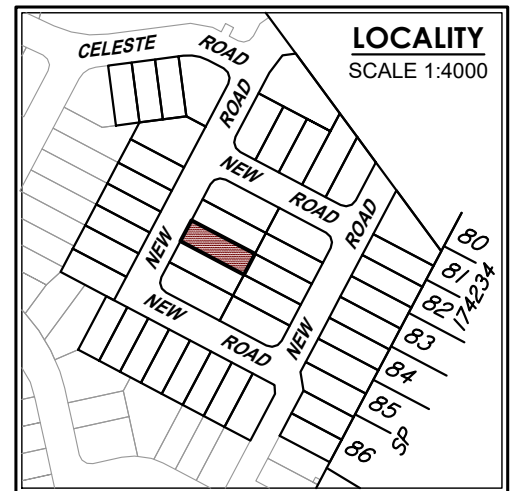
— 24 — Design Contours

Contours (interval 0.5m) based on the Australian Height Datum (AHD) as shown on engineering plan 41901-05-000 to 41905-05-710 provided by Mortons Urban Solutions. (COM/2024/349-10/01/2025)

- Denotes retaining wall height
- 1.0 ● Denotes depth of fill
- * Denotes two tier retaining wall

Notes:

- Drawn to Scale on A4 sheet.
- All levels are in metres on Australian Height Datum as determined by PSM170053, RL 41.38m AHD.
- Contour Interval : 0.5m.
- All dimensions and areas are subject to final survey and approval by GCCC.
- This plan has been prepared for disclosure under the Land Sales Act 1984.
- This plan was prepared for HB Land for the purposes of accompanying a sales contract and must not be used for any other purpose.
- This plan shows details of Proposed Lot 288 on proposal plan 171101_021_PRO Rev E which accompanied the Subdivision Application and was approved by Gold Coast City Council (COM/2019/82 - 14/06/2023).
- The compaction of earth fill will be undertaken as advised by Mortons Urban Solutions and in accordance with the requirements of the Australian Standard AS3798-2007-Level 1.



LOCALITY
SCALE 1:4000

Scale 1:300

Sheet 37 of 45

A	Original Issue	GJF	26/02/2025
Issue	Revision	Int	Date



Title:

Disclosure Plan for Lot 288 on SP353932

Courtney Drive, Upper Coomera
Cancelling Lot 904 on SP351084

This is a disclosure plan, the final plan may be subject to change. The proposed lots have not been defined on site, and B.B.H. Pty Ltd Cadastral Surveyor accepts no responsibility for any amendments to location, areas, or shape that may occur during the development process. This plan has been prepared for the purpose of identifying the approximate location and size of registrable interests, and has been derived from information supplied by others. Lot dimensions may vary up to 1% and lot areas may vary by up to 2.0%. Contours, depths and retaining wall heights may vary by up to 0.5m. Lengths and shapes of retaining walls may vary during construction. This note is an integral part of this plan and no part of the plan may be reproduced without this note.

Client:

HB AUSTRALIA
PTY LTD

Locality:	UPPER COOMERA		
Local Gov:	GCCC	Prepared By:	GJF
Surveyed By:	JS	Approved:	SWM
Date Created:	26/02/2025	Scale:	1:300
Comp File:	171101.project		
Plan No:	171101_046_DIS		

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Surveying, Town Planning & Spatial Services
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www.bennettandbennett.com.au

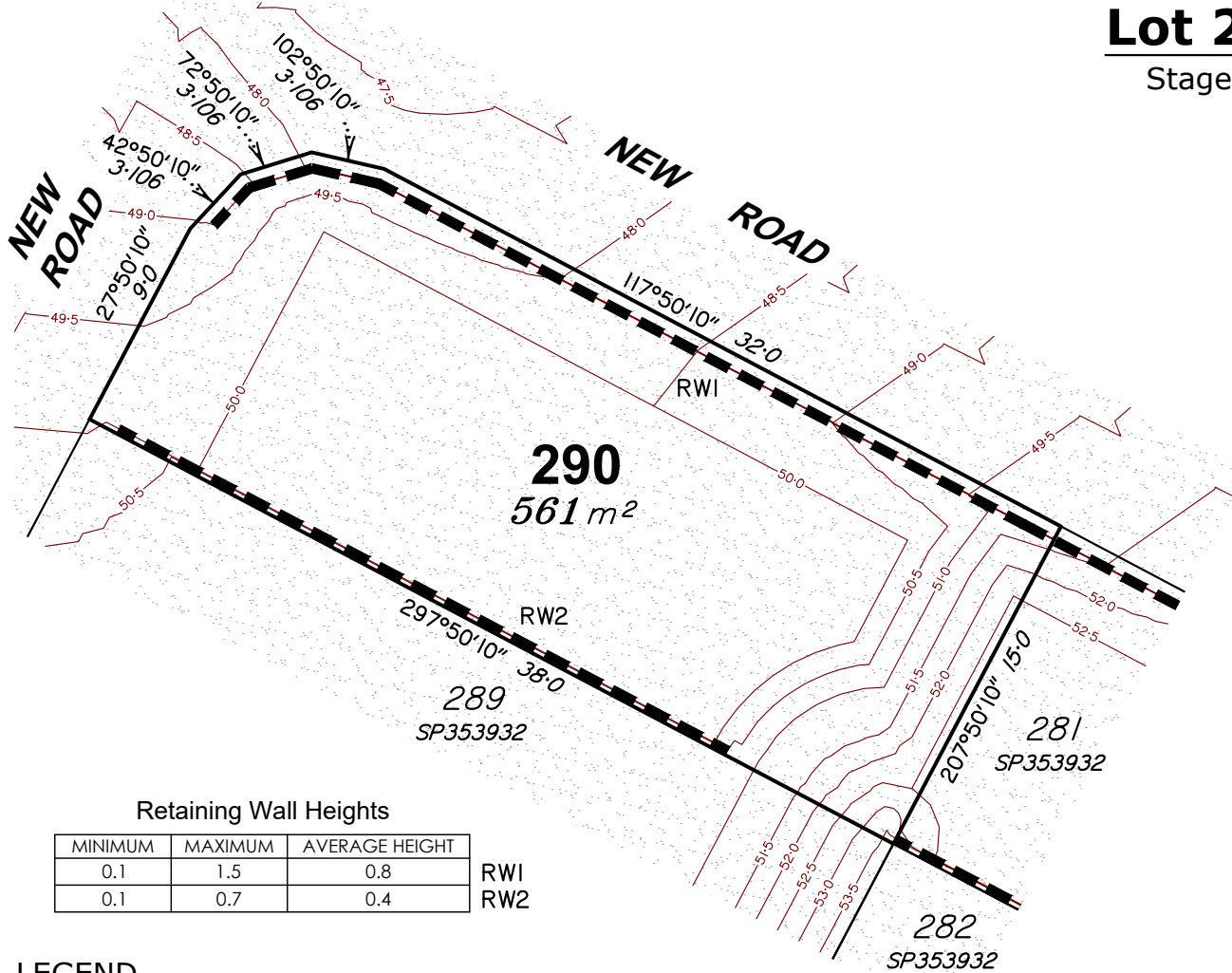
Stage 5



A4

Lot 290

Stage 5



Retaining Wall Heights

MINIMUM	MAXIMUM	AVERAGE HEIGHT
0.1	1.5	0.8
0.1	0.7	0.4

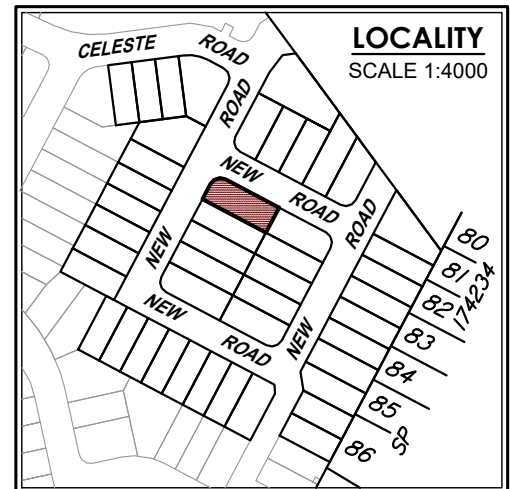
RW1
RW2

LEGEND

- Approximate Cut Area Approximate Fill Area
- 24 — Design Contours
- Contours (interval 0.5m) based on the Australian Height Datum (AHD) as shown on engineering plan 41901-05-000 to 41905-05-710 provided by Mortons Urban Solutions. (COM/2024/349-10/01/2025)
- ■ ■ Denotes retaining wall height
- 1.0 ● Denotes depth of fill
- * Denotes two tier retaining wall

Notes:

1. Drawn to Scale on A4 sheet.
2. All levels are in metres on Australian Height Datum as determined by PSM170053, RL 41.38m AHD.
3. Contour Interval : 0.5m.
4. All dimensions and areas are subject to final survey and approval by GCCC.
5. This plan has been prepared for disclosure under the Land Sales Act 1984.
6. This plan was prepared for HB Land for the purposes of accompanying a sales contract and must not be used for any other purpose.
7. This plan shows details of Proposed Lot 290 on proposal plan 171101_021_PRO Rev E which accompanied the Subdivision Application and was approved by Gold Coast City Council (COM/2019/82 - 14/06/2023).
8. The compaction of earth fill will be undertaken as advised by Mortons Urban Solutions and in accordance with the requirements of the Australian Standard AS3798-2007-Level 1.



Scale 1:300

Sheet 39 of 45

A	Original Issue	GJF	26/02/2025
Issue	Revision	Int	Date



Title:

Disclosure Plan for Lot 290 on SP353932

Courtney Drive, Upper Coomera
Cancelling Lot 904 on SP351084

This is a disclosure plan, the final plan may be subject to change. The proposed lots have not been defined on site, and B.B.H. Pty Ltd Cadastral Surveyor accepts no responsibility for any amendments to location, areas, or shape that may occur during the development process. This plan has been prepared for the purpose of identifying the approximate location and size of registrable interests, and has been derived from information supplied by others. Lot dimensions may vary up to 1% and lot areas may vary by up to 2.0%. Contours, depths and retaining wall heights may vary by up to 0.5m. Lengths and shapes of retaining walls may vary during construction. This note is an integral part of this plan and no part of the plan may be reproduced without this note.

Client:

**HB AUSTRALIA
PTY LTD**

Locality:

UPPER COOMERA

Local Gov:

GCCC

Prepared By: GJF

Surveyed By: JS

Approved: SWM

Date Created: 26/02/2025

Scale: 1:300

Comp File:

171101.project

Plan No:

171101_046_DIS



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Surveying, Town Planning & Spatial Services

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