Lot 252

Stage 5

RWI RW2

Retaining Wall Heights

	MINIMUM	MAXIMUM	AVERAGE HEIGHT
	0.1	0.5	0.3
*	3.0	3.0	3.0

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

Denotes depth of fill

Denotes two tier retaining wall

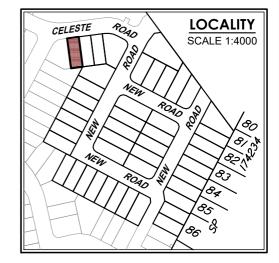
ROAD CELESTE 82°33'40" 12.5 • 0.2 252 253 SP353932 400 m2 32.0 234 SP351084 ŔWI 256 233 SP353932 SP351084

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 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.

Title:



Scale	1:300

Client

Comp File:

Sheet 1 of 45

Α	Original Issue	GJF	26/02/2025			10	1 5	20	25	30	25
Issue	Revision	Int	Date	0m	5	10	15	20	25	30	35

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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. Ply 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 2.0%. The lendths and shanes 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 no

Ciletit.	IID AUSTRALIA					
	PTY LTD					
Locality:	UPPER COOMERA					
Local Gov:	GCCC	Prepared By:				
Surveyed By:	JS	Approved:				
Date Created:	26/02/2025	Scale:				

171101.project

HR ALISTRALIA

171101_046_DIS Plan No:

GJF

SWM

1:300

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

Denotes depth of fill

Denotes two tier retaining wall

CELESTE ROAD 12.5 82°33'40" 1.5 1.2 0.2 254 253 SP353932 252 400 m2 SP353932 RWI 0.2 12.5 262°33'40' 256 233 SP353932 SP351084

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 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.

Title:

CELESTE ROAD	LOCALITY
200	SCALE 1:4000
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New	$\langle \rangle$
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Men Pong &	Solve
ROAD	18g
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	10° 8

300

Client:

Date Created:

Sheet 2 of 45

Scale:

Α	Original Issue	GJF	26/02/2025	O		10	1 5	20	25	20	25
Issue	Revision	Int	Date	0m	5	10	15	20	25	30	ან

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Disclosure Plan for Lot 253 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. Ply 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 2.0%. The lendths and shanes 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 no

Client:	HB AUSTRALIA				
	PTY LTD				
Locality:	UPPER COO	MERA			
Local Gov:	GCCC	Prepared B			
Surveyed By:	JS	Approved:			

26/02/2025

Comp File: 171101.project 171101_046_DIS Plan No:

GJF

SWM

1:300

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

Denotes two tier retaining wall

I·O ● Denotes depth of fill

ROAD CELESTE 82°33'40" 1.5 0.2 0.3 254 255 253 400 m2 SP353932 SP353932 262°33'40' 2.3 256 SP353932

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 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).
- 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.

GJF 26/02/2025

Date

0m

Title:

CELESTE ROAD	LOCALITY
29	SCALE 1:4000
	λ
New	/
Fon.	
New Property	100 / No.
ROAD	\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\
	185
	10° 8

	Scale	1:300		Sheet 3	3 of 45
10	15	20	25	30	35

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Original Issue

Revision

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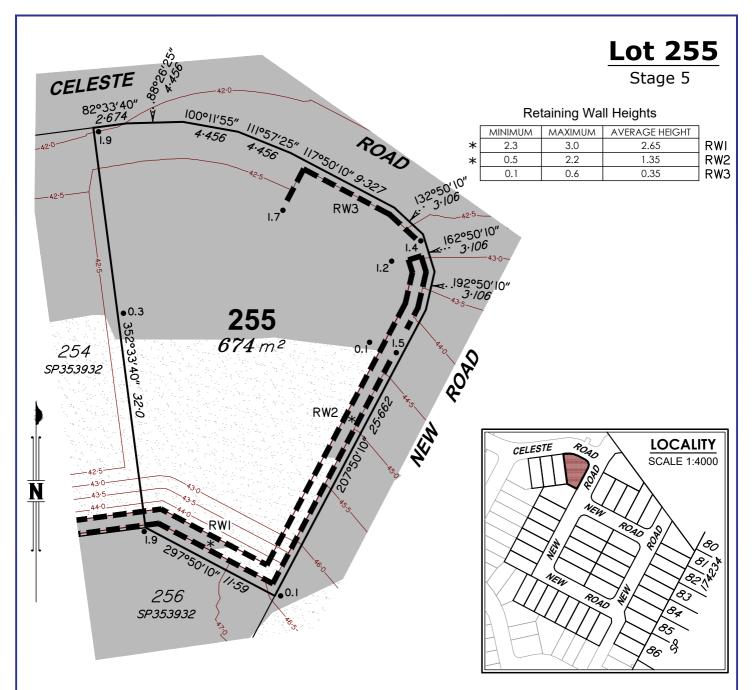
Disclosure Plan for Lot 254 on SP353932

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. Ply 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 2.0%. The lendths and shanes 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

Plan No:	171101 04	6 DIS		
Comp File:	171101.proje	ct		
Date Created:	26/02/2025	Scale:	1:300	
Surveyed By:	JS	Approved:	SWM	
Local Gov:	GCCC	GJF		
Locality:	UPPER COOMERA			
	FILEID			



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.
- 4. 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 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.

Title:

LEGEND

Approximate Cut Area

Design Contours

Approximate Fill Area

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

Denotes depth of fill

Denotes two tier retaining wall

Sheet 4 of 45

Α	Original Issue	GJF	26/02/2025	0		40	45	20	25	20	
Issue	Revision	Int	Date	0m	5	10	15	20	25	30	35

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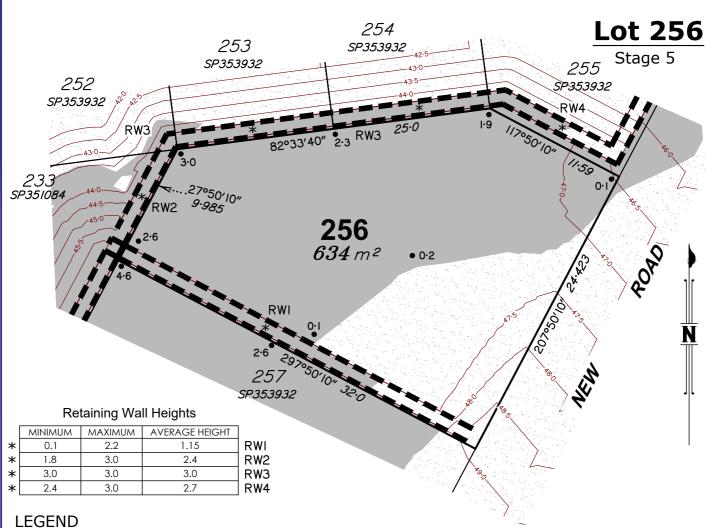
Disclosure Plan for Lot 255 on SP353932

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. Ply 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 2.0%. The lendths and shanes 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 no

Client:	HB AUSTRALIA
	PTY LTD

Plan No:	171101 04	IS DIS			
Comp File:	171101.project				
Date Created:	26/02/2025	Scale:	1:300		
Surveyed By:	JS	Approved:	SWM		
Local Gov:	GCCC	Prepared By:	GJF		
Locality:	UPPER COOMERA				



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
 - Denotes depth of fill
 - Denotes two tier retaining wall

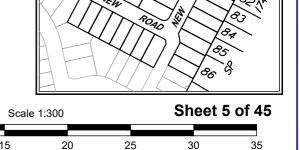
Notes:

- 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.
- 4. 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 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).
- 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.

0m

Title:



ROAD

CELESTE

LOCALITY

SCALE 1:4000

8

Α	Original Issue	GJF 26/02/202
Issue	Revision	Int Date

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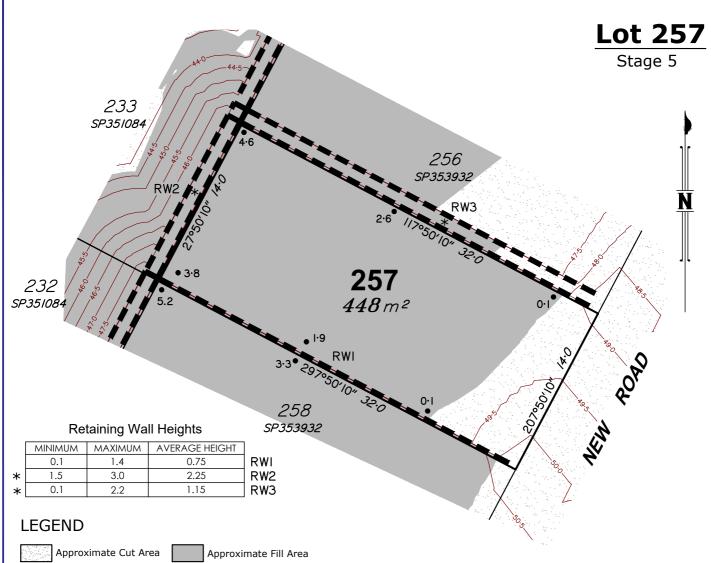
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Disclosure Plan for Lot 256 on SP353932

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. Ply 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 2.0%. The lendths and shanes 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 no

Plan No:	171101_04	6_DIS			
Comp File:	171101.proje	ct			
Date Created:	26/02/2025	26/02/2025 Scale:			
Surveyed By:	JS	Approved:	SWM		
Local Gov:	GCCC Prepared By: G				
Locality:	UPPER COO	MERA			
Client:	HB AUSTRALIA PTY LTD				



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
 - Denotes depth of fill
 - Denotes two tier retaining wall

Notes:

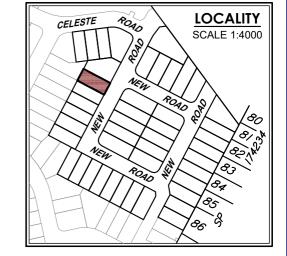
- Drawn to Scale on A4 sheet
- All levels are in metres on Australian Height Datum as determined by PSM170053, RL 41,38m AHD.
- Contour Interval: 0.5m.
- All dimensions and areas are subject to final survey and approval by GCCC.
- This plan has been prepared for disclosure under the Land Sales Act 1984.

 This plan was prepared for HB Land for the purposes of accompanying a sales contract and must not be used for any other purpose
- 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).
- 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.

GJF 26/02/2025

Date

Title:



	<u>-</u>			Scale	1:300		Sheet 6	of 45
- 0m 5 10 15 20 25 30								
	0m	5	10	15	20	25	30	35

Client:

Plan No:

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Original Issue

Revision

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Disclosure Plan for Lot 257 on SP353932

Courtney Drive, Upper Coomera Cancelling Lot 904 on SP351084

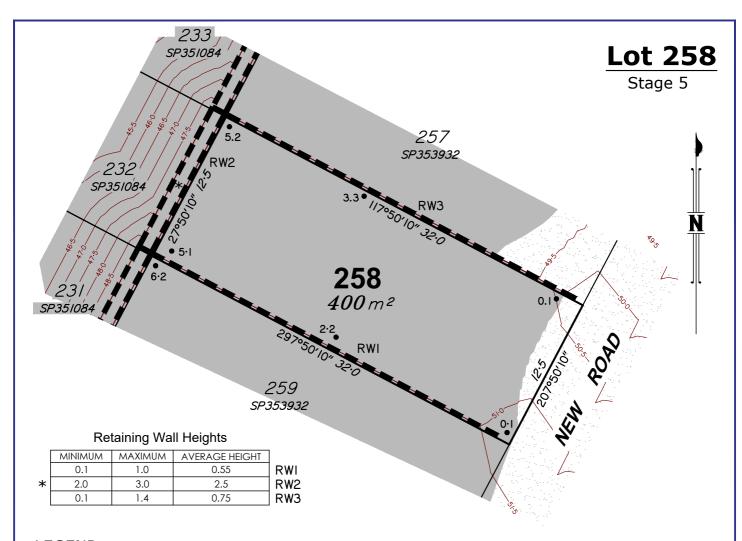
This is a disclosure plan, the final plan may be subject to change. The proposed lots have not been defined on site, and B.B.H. Ply Ltd Cadastral Surveyor accepts no responsibility for any amendments to location, areas, or shape that may occur during the development process. This plan has been prepared 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 10.5m. I enoths and shanes 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 no

	PTY LTD			
Locality:	UPPER COO	MERA		
Local Gov:	GCCC	Prepared By:	GJF	
Surveyed By:	JS	Approved:	SWM	
Date Created:	26/02/2025	Scale:	1:300	
Comp File:	171101.project			

171101_046_DIS

HB AUSTRALIA

Sheet 6 of 45



Approximate Cut Area Design Contours

Approximate Fill Area

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
 - 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.

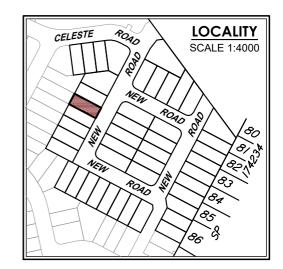
 This plan was prepared for HB Land for the purposes of accompanying a sales contract and must not be used for any other purpose
- This plan shows details of Proposed Lot 258 on proposal plan 171101_021_PRO Rev E
 which accompanied the Subdivision Application and was approved by Gold Coast City Council (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.

GJF 26/02/2025

Date

0m

Title:



		Scale	1:300		Sheet '	7 of 45
5	10	15	20	25	30	35

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Original Issue

Revision

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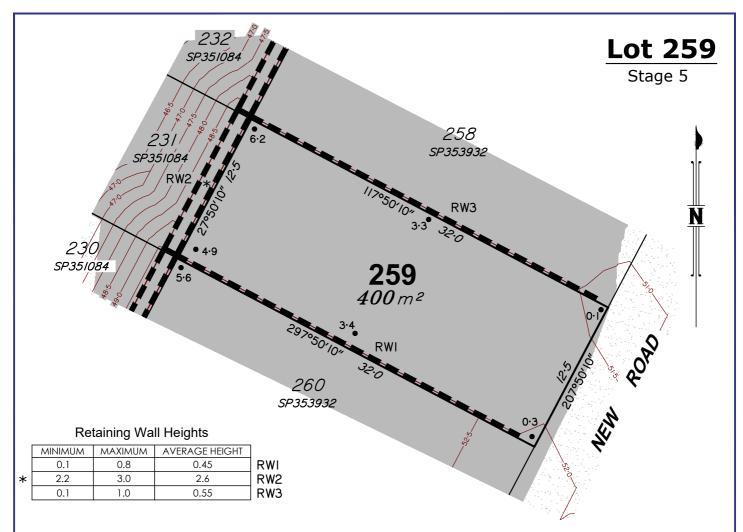
Disclosure Plan for Lot 258 on SP353932

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 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 no

Client:	HB AUSTRALIA				
	PTY LTD				
Locality:	UPPER COC	MERA			
Local Gov:	GCCC	Prepared By:	GJF		
Surveyed By:	JS	Approved:	SWM		
Date Created:	26/02/2025	Scale:	1:300		
Comp File:	171101.project				

171101_046_DIS Plan No:



Approximate Cut Area

Approximate Fill Area

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
 - Denotes depth of fill

Design Contours

Denotes two tier retaining wall

Notes:

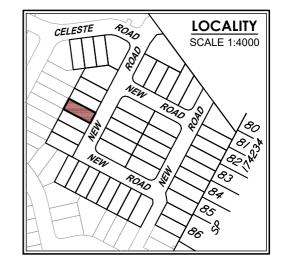
- Drawn to Scale on A4 sheet.
- All levels are in metres on Australian Height Datum as determined by PSM170053, RL 41.38m AHD.
- Contour Interval: 0.5m.
- All dimensions and areas are subject to final survey and approval by GCCC.
- This plan has been prepared for disclosure under the Land Sales Act 1984.

 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 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.

GJF 26/02/2025

Date

Title:



			Scale 1:300			Sheet 8	8 of 45
- 0m	5	10	15	20	25	30	35

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Revision

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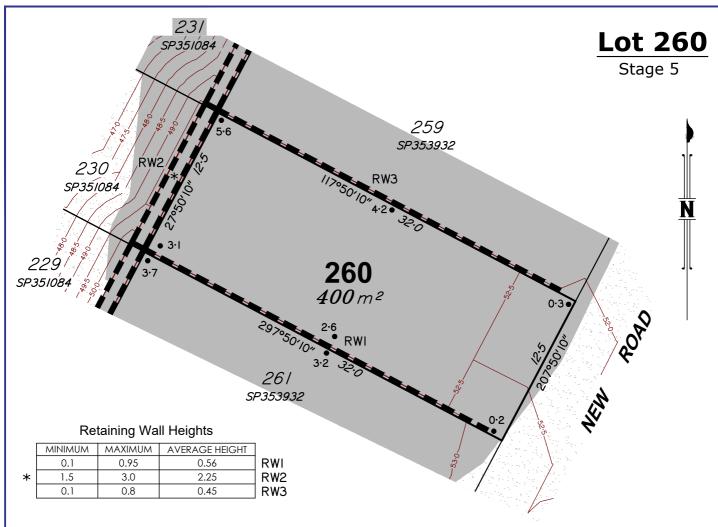
www.bennettandbennett.com.au

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 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 no

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.proje	ct			
Plan No:	171101_04	I6_DIS			



Approximate Cut Area Approximate Fill Area

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
 - Denotes depth of fill 1.0
 - Denotes two tier retaining wall

Notes:

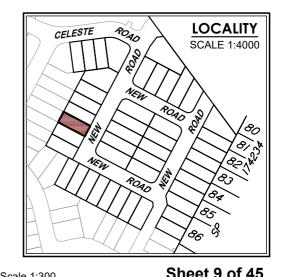
- Drawn to Scale on A4 sheet
- All levels are in metres on Australian Height Datum as determined by PSM170053, RL 41,38m AHD.
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- This plan has been prepared for disclosure under the Land Sales Act 1984.

 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 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).
- 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.

GJF 26/02/2025

Date

Title:



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Client

Comp File:

Plan No:

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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 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 no

Ciletit.	IID AUSTRALIA				
	PTY LTD				
Locality:	UPPER COOMERA				
Local Gov:	GCCC	Prepared By:			
Surveyed By:	JS	Approved:			
Date Created:	26/02/2025	Scale:			

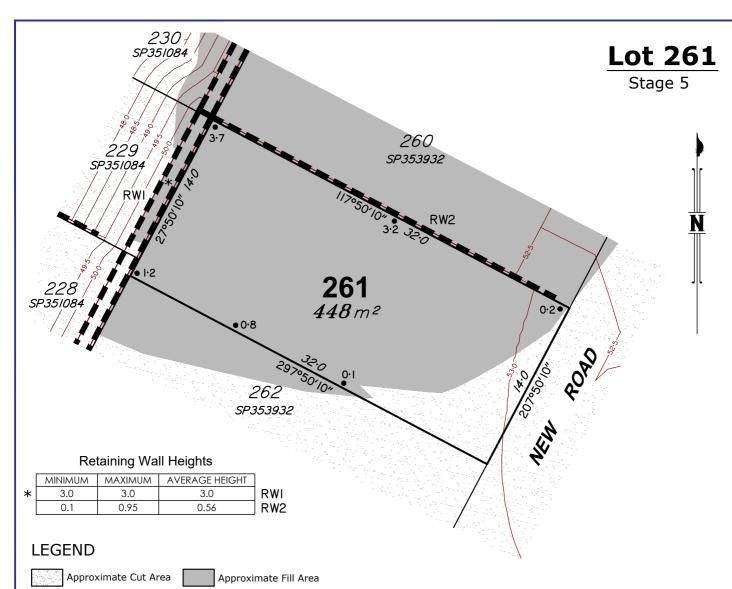
171101.project

171101_046_DIS

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GJF

SWM 1:300



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·O Denotes depth of fill
 - Denotes two tier retaining wall

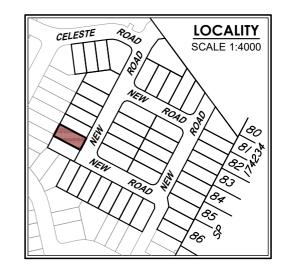
Notes:

- 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
- 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).
- 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.

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Title:



Sheet 10 of 45 Scale 1:300 20 25 30

Plan No:

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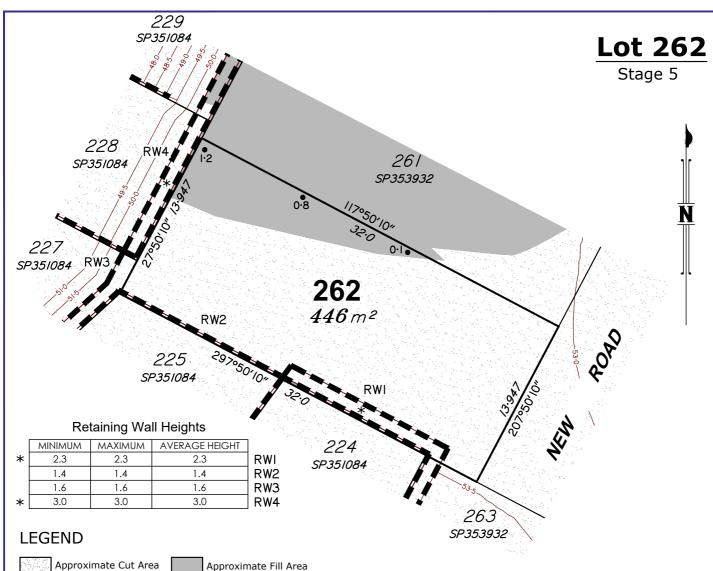
Disclosure Plan for Lot 261 on SP353932

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. Ply 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 10.5m. I enoths and shanes 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 no

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.projed	ct			

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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)

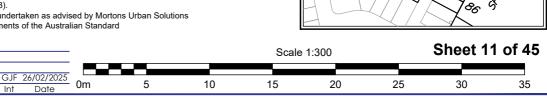
- Denotes retaining wall height
 - 1.0 Denotes depth of fill
 - Denotes two tier retaining wall

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 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.

Date



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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. Ply 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 2.0%. The lendths and shanes 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 no

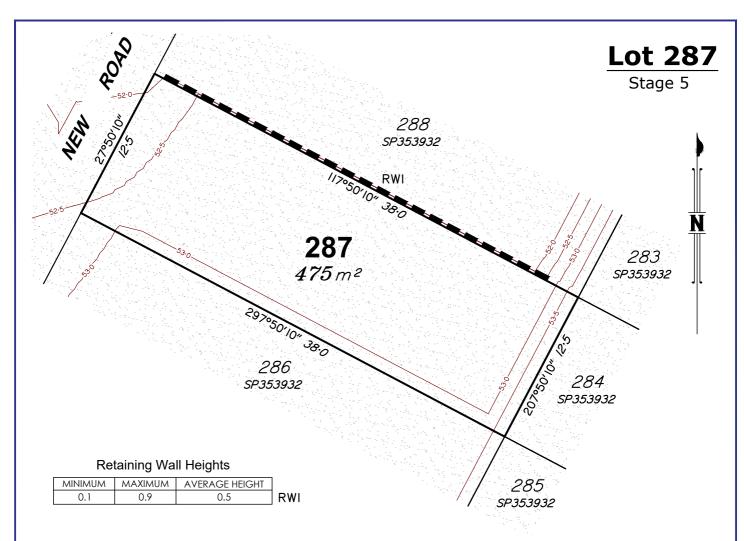
Client:	HB AUSTRALIA			
	PTY LTD			
Locality:	UPPER COOMERA			
Local Gov:	GCCC	Prepared By:	GJF	
Surveyed By:	JS	Approved:	SWM	
Date Created:	26/02/2025	Scale:	1:300	
Comp File:	171101.project			
Plan No:	171101 04	IS DIS		

LOCALITY

SCALE 1:4000

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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.
- 4. 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.

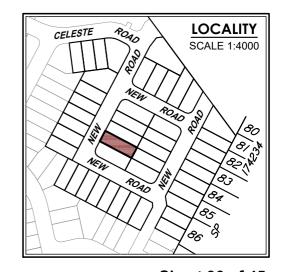
 This plan was prepared for HB Land for the purposes of accompanying a sales contract and must not be used for any other purpose
- This plan shows details of Proposed Lot 287 on proposal plan 171101_021_PRO Rev E
 which accompanied the Subdivision Application and was approved by Gold Coast City Council (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.

GJF 26/02/2025

Date

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Title:



Sheet 36 of 45		1:300	Scale	
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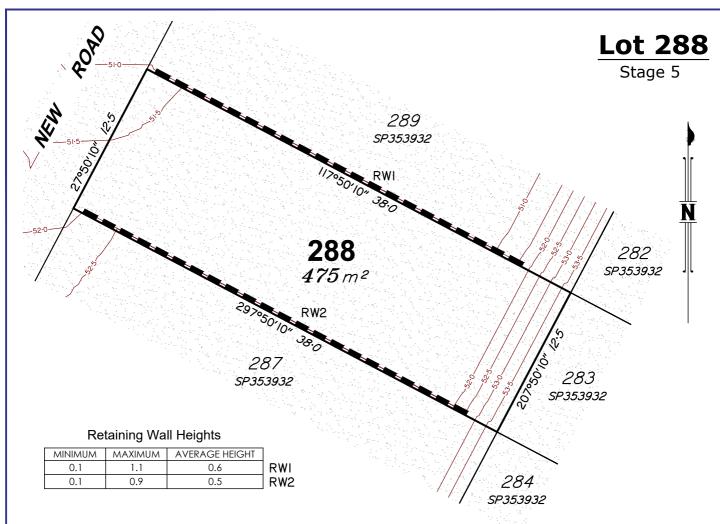
www.bennettandbennett.com.au

Disclosure Plan for Lot 287 on SP353932

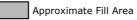
Courtney Drive, Upper Coomera Cancelling Lot 904 on SP351084

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 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 no

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 04	6 DIS		



Approximate Cut 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
 - Denotes depth of fill 1.0 ●
 - Denotes two tier retaining wall

Notes:

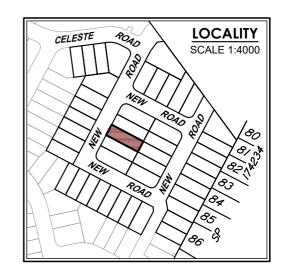
- Drawn to Scale on A4 sheet
- All levels are in metres on Australian Height Datum as determined by PSM170053, RL 41,38m AHD.
- Contour Interval: 0.5m.
- All dimensions and areas are subject to final survey and approval by GCCC.
- This plan has been prepared for disclosure under the Land Sales Act 1984.

 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).
- 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.

GJF 26/02/2025

Date

Title:



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Disclosure Plan for Lot 288 on SP353932

Courtney Drive, Upper Coomera Cancelling Lot 904 on SP351084

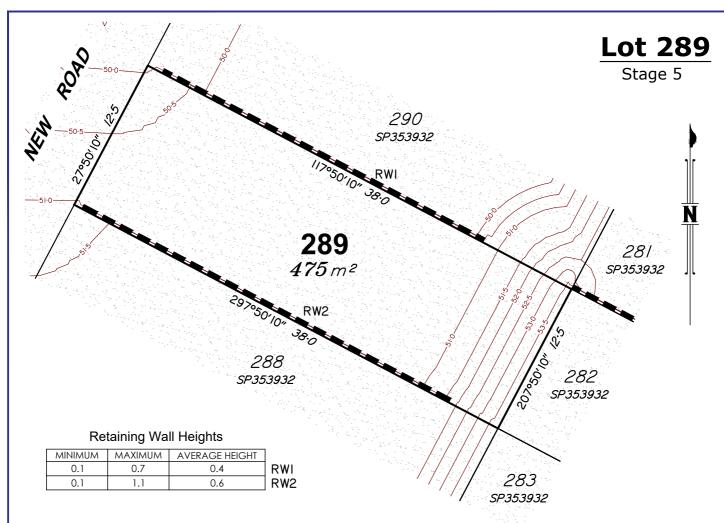
This is a disclosure plan, the final plan may be subject to change. The proposed lots have not been defined on site, and B.B.H. Pbt Ltd Cadastral Surveyor accepts no responsibility for any amendments to location, areas, or shape that may occur during the development process. This plan has been prepared 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 he reproduced without this roots. this plan and no part of the plan may be reproduced without this no

Client:	HB AUSTRALIA				
	PTY LTD				
Locality:	UPPER COO	MERA			
Local Gov:	GCCC	Prepared By:			
Surveyed By:	JS	Approved:			
Date Created:	26/02/2025	Scale:			

Comp File: 171101.project 171101_046_DIS Plan No:

GJF

SWM 1:300



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
 - Denotes depth of fill
 - Denotes two tier retaining wall

Notes:

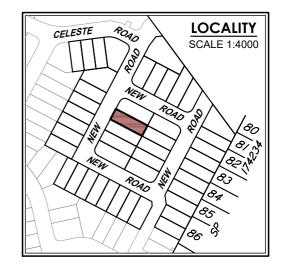
- Drawn to Scale on A4 sheet.
- All levels are in metres on Australian Height Datum as determined by PSM170053, RL 41,38m AHD.
- Contour Interval: 0.5m.
- 4. All dimensions and areas are subject to final survey and approval by GCCC.
- This plan has been prepared for disclosure under the Land Sales Act 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 289 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.

GJF 26/02/2025

Date

Title:



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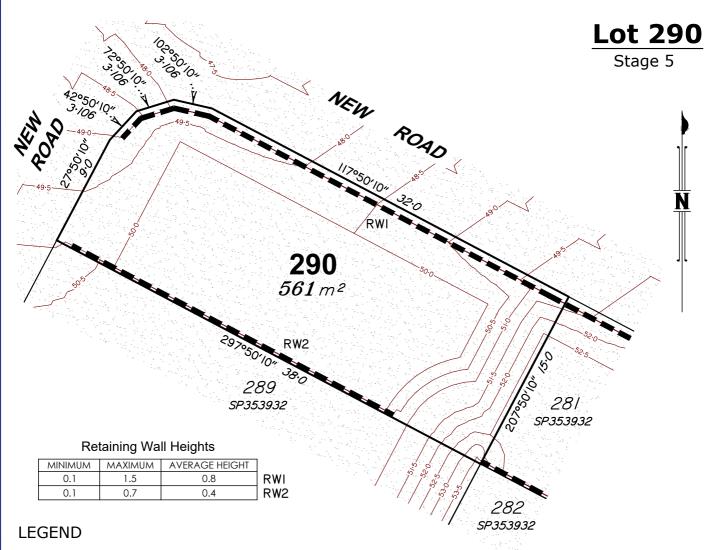
www.bennettandbennett.com.au

Disclosure Plan for Lot 289 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. Ply 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 2.0%. The lendths and shanes 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 no

Client:	HB AUSTRALIA				
	PTY LTD				
Locality:	UPPER COO	MERA			
Local Gov:	GCCC	Prepared By:	GJF		
Surveyed By:	JS	Approved:	SWM		
Date Created:	26/02/2025	Scale:	1:300		
Comp File:	171101.proje	ct			
Plan No:	171101_04	6_DIS			



Approximate Cut Area

 Design Contours Contours (interval 0.5m) based on the Australian Height Datum (AHD) as shown on engineering plan 41901-05-000 to

Approximate Fill Area

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.
- 4. 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 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.

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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. Ply 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 2.0%. The lendths and shanes 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 no

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 04	6 DIS	

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SCALE 1:4000

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