

SECTION 3: PLANS

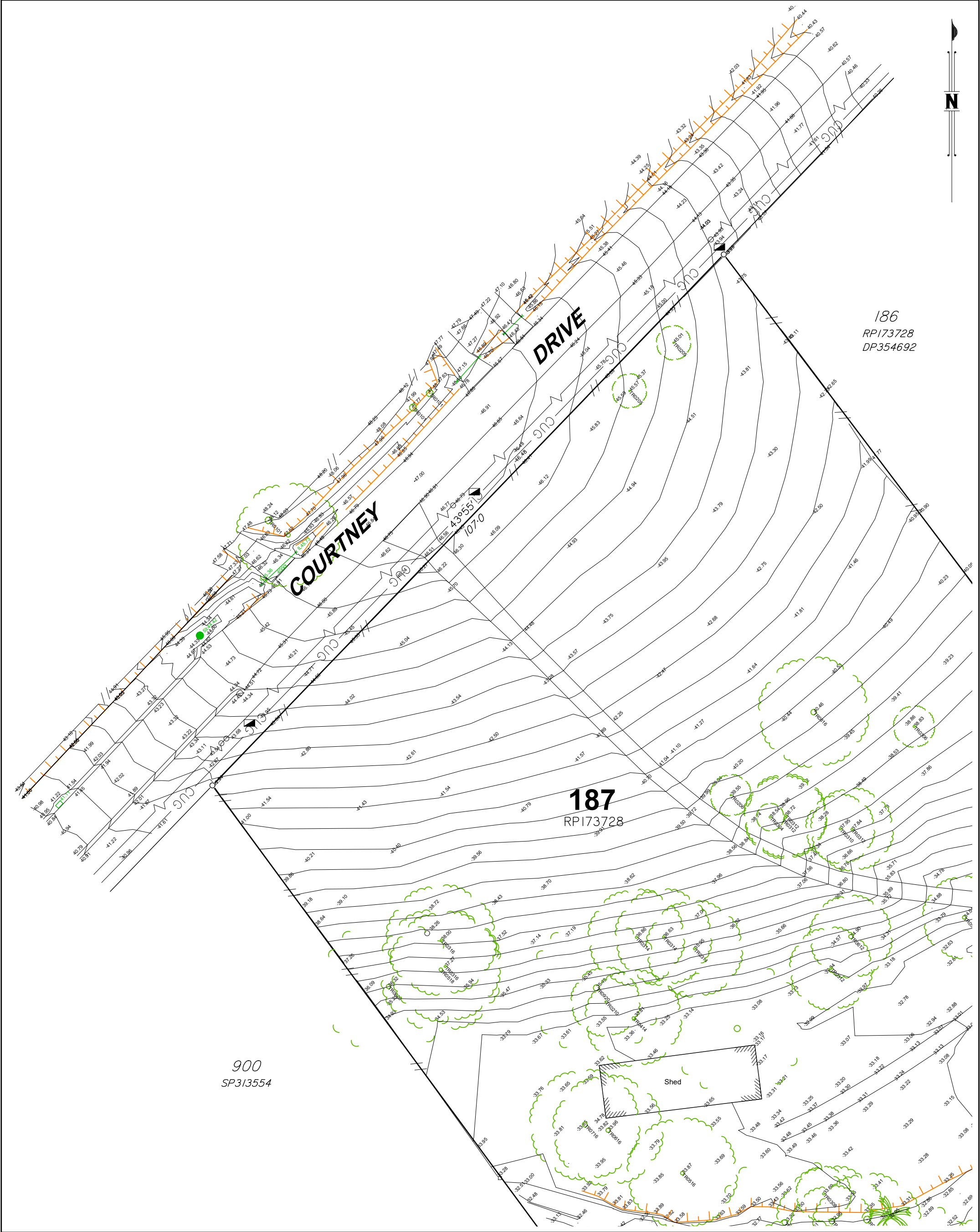


65 Courtney Drive, Upper Coomera

**Detail Survey
Proposed ROL Plans**



Drawn: SS	Date: 19/08/2025	Local Authority: Gold Coast City Council File Ref. No: RP Description: Lot 187 on RP173128	Scale1:1000 @ A3 0102030m 1: 1000@A3 (Before Reduction)	Approved:	Client Needham Ground P/L and JNG Property Investments 1 P/L	
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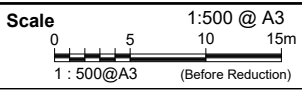
Drawn:	SS	Date:	19/08/2025
Surveyed:	CT	Date:	04/08/2025
Checked:	SJM	Date:	19/08/2025

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Local Authority: Gold Coast City Council
File Ref. No:
RP Description: Lot 187 on RP173128

Locality: Upper Coomera
Date of Survey: 04/08/2025
Level Datum: AHD (der)
Origin: GNSS Smartnet
Level Bk / Fid Bk: Digital
Horizontal Datum: MGA 2020
Contour Interval: 0.5m



Notes
The services shown hereon have been located where possible by field survey. Whilst due care and attention have been exercised, T.H. Jensen and Bowers Pty. Ltd. does not warrant that the services have been located in their entirety.

The boundaries shown hereon are for plotting purposes only and are subject to final survey.

The location of underground service lines are approximate only and have been plotted from field survey observations and/or service searches. Should their accurate location be critical to detail design we recommend further investigation.

Approved: SJM			
Issue	Description	Date	Appd.
A	Original Issue	19/08/25	SJM

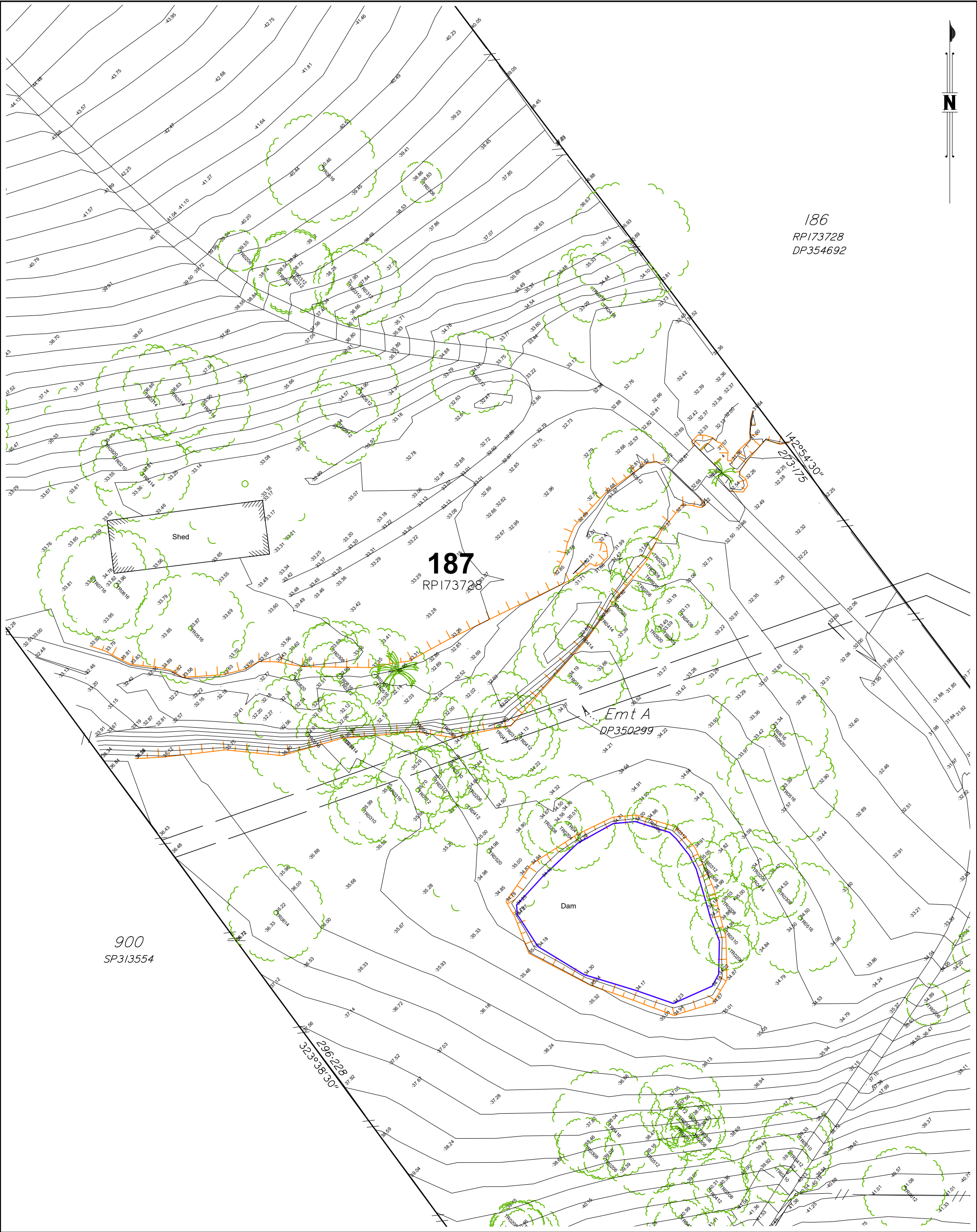
Client Needham Ground P/L and JNG Property Investments 1 P/L		
65 Courtney Drive Upper Coomera		
Detail Survey Sheet 2 of 4		
Drawing No. S-11388-001	Issue A	Original Size A3



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File Ref. No:
RP Description: Lot 187 on RP173128

Locality: Upper Coomera
Date of Survey: 04/08/2025
Level Datum: AHD (der)
Origin: GNSS Smartnet
Level Bk / Fid Bk: Digital
Horizontal Datum: MGA 2020
Contour Interval: 0.5m

Scale
1:500 @ A3
0 5 10 15m
1 : 500@A3 (Before Reduction)

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Client Needham Ground P/L and JNG Property Investments 1 P/L		
65 Courtney Drive Upper Coomera		
Detail Survey Sheet 3 of 4		
Drawing No. S-11388-001	Issue A	Original Size A3

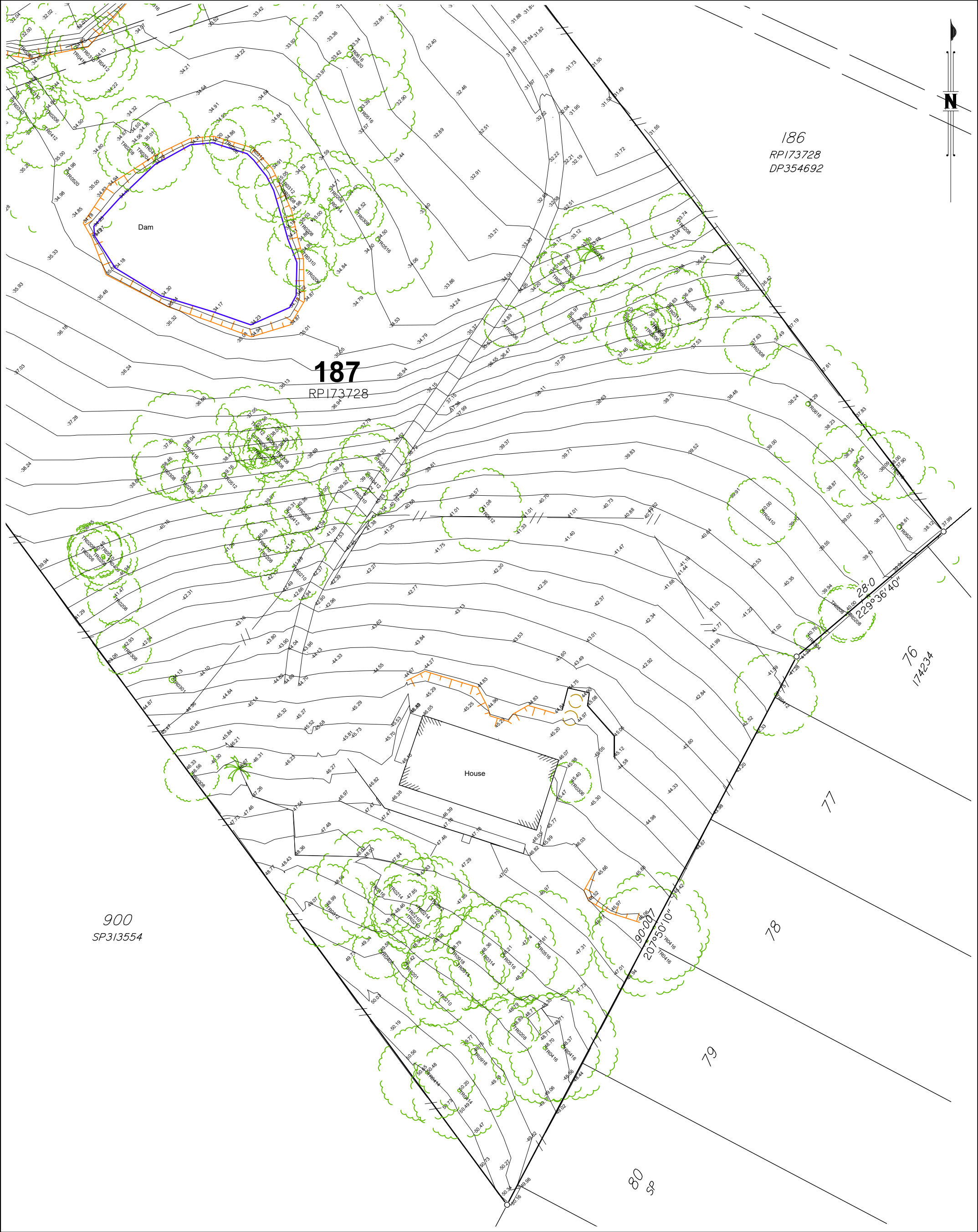


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Local Authority:	Gold Coast City Council
File Ref. No:	
RP Description:	Lot 187 on RP173128
Locality:	Upper Coomera
Date of Survey:	04/08/2025
Level Datum:	AHD (der)
Origin:	GNSS Smartnet
Level Bk / Fid Bk:	Digital
Horizontal Datum:	MGA 2020
Contour Interval:	0.5m

Scale	1:500 @ A3
0 5 10 15m	
1 : 500@A3	(Before Reduction)

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SJM			
Issue	Description	Date	Appd.
A	Original Issue	19/08/25	SJM

Client Needham Ground P/L and JNG Property Investments 1 P/L	65 Courtney Drive Upper Coomera
Detail Survey Sheet 4 of 4	Drawing No. S-11388-001
Issue A	Original Size A3



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Legend

- Proposed Vehicle Crossover (VXO) Position
- Building Location Envelope (BLE)
- Built to Boundary
- 210m²** BLE Area (In Red Text)



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Enhance Urban Planning P/L

Local Authority: Gold Coast City Council
Authority Ref. No: .
RP Description: Lot 187 on RP173728

Locality: Upper Coomera
Date of Survey: N/A
Level Datum: AHD (der)
Origin: N/A
Level Bk / Fld Bk: Digital
Horizontal Datum: RP173728
Contour Interval: N/A

Scale

0 15 30 45m

1 : 1500@A3 (Before Reduction)

Notes

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Drawn: AJ	Date: 12/09/2025
Surveyed:	Date:
Checked: SJM	Date: 12/09/2025

Approved: SJM

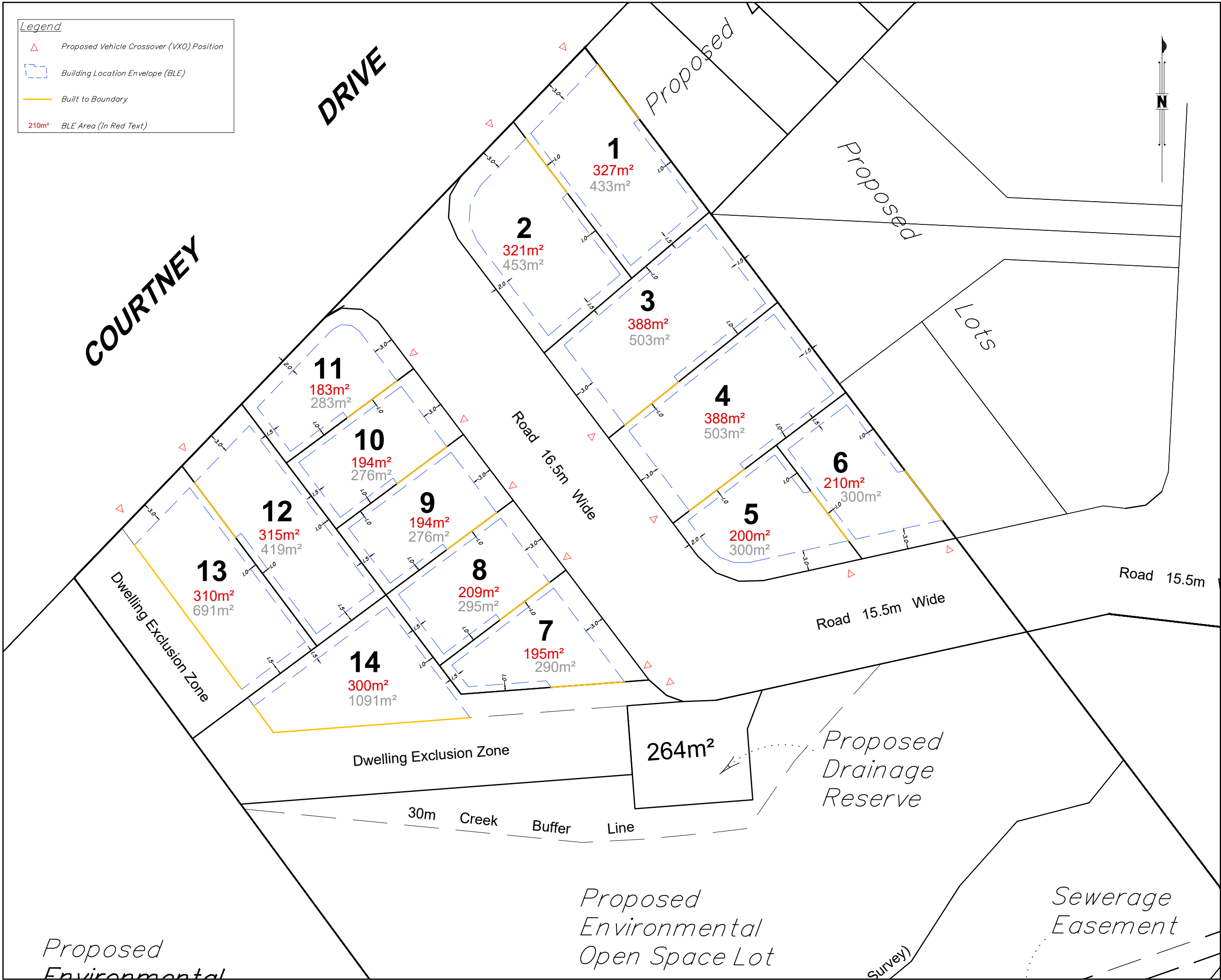
Issue	Description	Date	Appd.
A	Original Issue	12/09/25	SM
B	Terrace Lots Added	16/09/25	SM
C	Additional Terrace Lots Added	17/09/25	SM
D	Amendment Per Email	18/09/25	SM
E	Lots Reconfigured	18/11/25	SM
F	Dwelling Exclusion Zone, VXO & BLE's Added	16/03/26	SM
G	BLE's Amended	27/03/26	SM

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JNG Property Investments 1 Pty Ltd

65 Courtney Drive
Upper Coomera

Proposal Plan
Sheet 1 of 3

Drawing No.	Issue	Original Size
S-11388-003	F	A3



Legend

- Proposed Vehicle Crossover (VXO) Position
- Building Location Envelope (BLE)
- Built to Boundary
- 210m² BLE Area (In Red Text)



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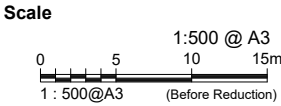
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Date of Survey: N/A
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Origin: N/A
Level Bk / Fld Bk: Digital
Horizontal Datum: RP173728
Contour Interval: N/A



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F	Dwelling Exclusion Zone, VXO & BLE's Added	16/03/26	SM
G	BLE's Amended	27/03/26	SM

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**65 Courtney Drive
Upper Coomera**

**Proposal Plan
Sheet 2 of 3**

Drawing No.	Issue	Original Size
S-11388-003	F	A3

Proposed
Drainage
Reserve

Road 15.5m Wide

Proposed
Lots

RICHARDSON

15
2455m²

Road 16.5m Wide

17
248m²
153m²

18
194m²
275m²

16
206m²
292m²

19
456m²
576m²

20
299m²
494m²

21
354m²
465m²

22
354m²
465m²

23
354m²
465m²

24
354m²
465m²

25
354m²
465m²

26
481m²
601m²

75
SP174234

76
SP174234

77
SP174234

78
SP174234

79
SP174234

SP 80

Legend

- △ Proposed Vehicle Crossover (VXO) Position
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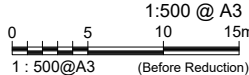
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Locality: Upper Coomera
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Horizontal Datum: RP173728
Contour Interval: N/A

Scale



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65 Courtney Drive
Upper Coomera

Proposal Plan
Sheet 3 of 3

Drawing No.	Issue	Original Size
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