

Legend

- Subject Site Boundary
- Access point
- Proposed Access Driveway (10m wide)
- Compiled Contours
- Koala Habitat Mapping
Plotted from Natura Pacific plan
Ref : (NC022-0026)
- Proposed Road Resumption
Plotted from Burchills plan 27144.P306
Approx 500 sq.m.
- Proposed Building Envelope
(50m x 30m)
- Proposed Extents of Clearing
(koala habitat areas - approx 424 sq.m.)
(inc. driveway, boundary fence, 10m wide buffer)
- Proposed 10m wide buffer
- Landslip Overlay

Development Summary

Site Area: 3,341 ha
No. Exist Lots: 1
RP Description: Lot 182 on RP156422
No. Proposed Lots: 2
Total Area of New Road: N/A
Local Authority: Gold Coast City Council
Existing Encumbrances: NIL
Proposed Encumbrances: NIL



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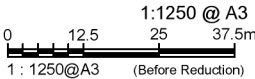
GOLD COAST

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Revision:	Notes:
F	Road resumption, landslip, koala protection areas added
G	Extents of potential clearing in koala areas added

Proposal Plan
17 Courtney Drive
Upper Coomera



Scale:

Drawing No: TSS-221051-001-G
Date: 2/3/2023
Client: Elevate Development Solutions

Notes

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Design is subject to Local Authority approval and detailed engineering design requirements. Areas and dimensions are approximate only and are subject to final survey.

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Trilogy Survey Solutions accept no responsibility for the misuse or misunderstanding of information contained on this plan. Anyone referring to the plan must make thier own judgements and site analysis to determine if the information is current and correct.

Contours and improvements plotted from Queensland Globe

Improvement / Site Contours

The improvements on site have been plotted from aerial imagery and are indicative only.

Contours shown are indicative only and have been compiled from Queensland Globe.

Site Constraints Mapping

The site constraints including the proposed road resumption, koala mapping extents, landslip overlay, etc have been digitised from plans as noted in the "Legend" above.
No responsibility is taken for the accuracy of these plans, or the currency of each, which may be subject to review or change by the relevant authorities.

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: ROL/2023/1
Dated: 17 April 2023

Development shall comply with the conditions of approval as detailed in the Decision Notice and Council's Planning Scheme, Local Laws and Planning Policies

Property Boundaries

The property boundaries and the dimensions shown on this plan have been compiled from registered survey plan RP156422. The bearings shown on this plan are on the meridian of that survey plan.

Proposed boundaries are subject to local authority approval.

