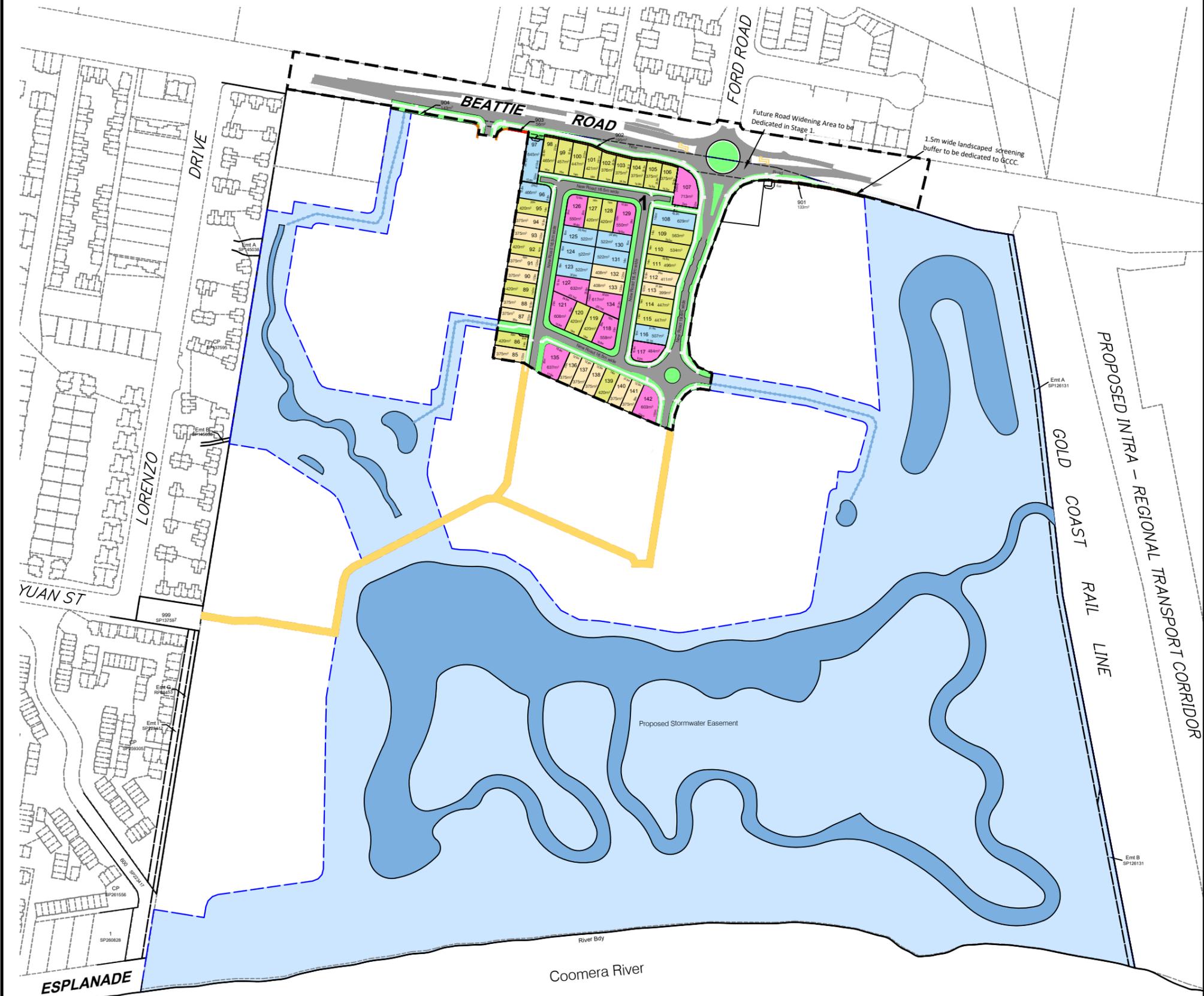


**Legend**

- Proposed Sewer Easement to GCCC
- Proposed Stormwater Easement in Gross to GCCC (access & maintenance)



Drawn: EC	Date: 05/08/2025
Surveyed: N/A	Date:
Checked: DB	Date: 05/08/2025
<b>Associated Consultants</b>	
Locality: Coomera Date of Survey: - Level Datum: - Origin: - Level Bk / Fid Bk: - Horizontal Datum: MGA Contour Interval: -	
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Local Authority: Gold Coast City Council  
 File Ref. No:  
 RP Description: Lot 50 on SP214550

**Scale**  
 0 40 80 120m  
 1 : 4000@A3 (Before Reduction)

**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.

Issue	Description	Date	Appd.
A	Original Issue	05/08/25	DB
B	Lots 3, 54, 903, 904 & Footpaths Updated	15/01/26	DB

Client: Citimark Properties Pty Ltd

**78 Beattie Road COOMERA**

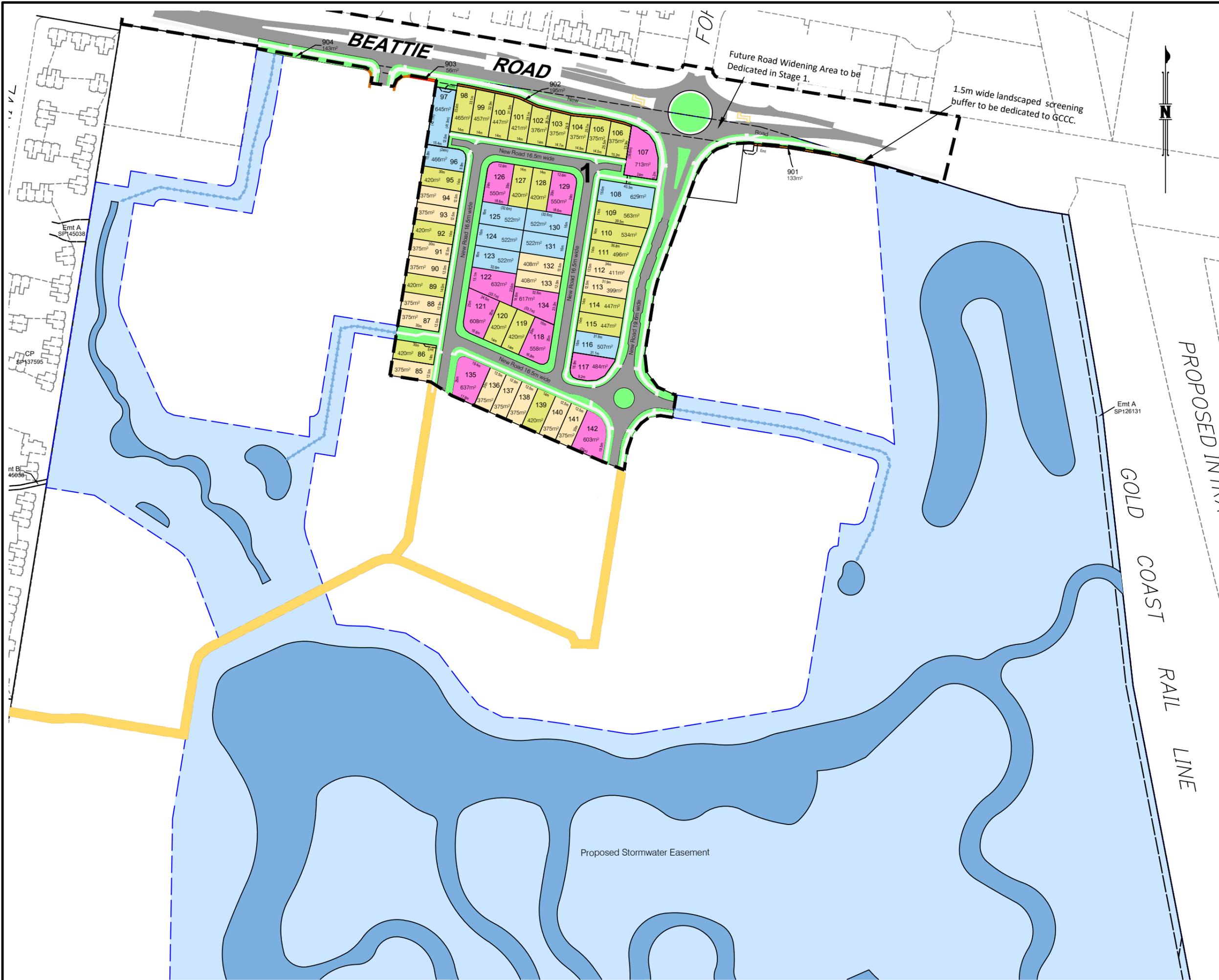
**Proposed Reconfiguration Plan with Proposed Easements Novella Waters - Stage 1 (Sheet 1 of 2)**

Drawing No: S-8816-021  
 Issue: B  
 Original Size: A3

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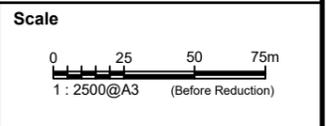
T.H. Jensen & Bowers Pty. Ltd. (Consulting Surveyors)  
 ABN: 52 010 872 607

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**Associated Consultants**

Local Authority: Gold Coast City Council  
 Authority Ref. No:  
 RP Description: Lot 50 on SP214550

Locality: Coomera  
 Date of Survey: -  
 Level Datum: -  
 Origin: -  
 Level Bk / Fid Bk: -  
 Horizontal Datum: MGA  
 Contour Interval: -



**Notes**

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Drawn:	EC	Date:	05/08/2025
Surveyed:	N/A	Date:	
Checked:	DB	Date:	05/08/2025
Approved:			

Issue	Description	Date	Appd.
A	Original Issue	19/03/24	DB
B	Lots 3, 54, 903, 904 & Footpaths Updated	15/01/26	DB

**Client**  
 Citimark Properties Pty Ltd

**78 Beattie Road  
 COOMERA**

**Proposed Reconfiguration Plan  
 with Proposed Easements  
 Novella Waters - Stage 1  
 (Sheet 2 of 2)**

Drawing No.	Issue	Original Size
S-8816-021	B	A3