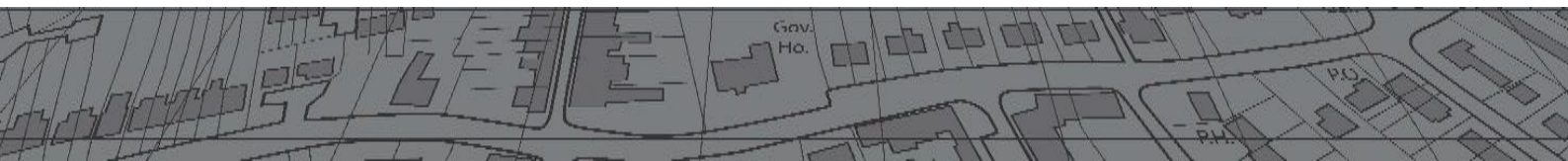




ATTACHMENT 1

Completed PA Form 5



Change application form

Planning Act Form 5 (version 1.2 effective 7 February 2020) made under Section 282 of the Planning Act 2016.

This form is to be used for a change application made under section 78 of the *Planning Act 2016*. It is important when making a change application to be aware of whether the application is for a minor change that will be assessed under section 81 of the *Planning Act 2016* or for an other change that will be assessed under section 82 of the *Planning Act 2016*.

An applicant must complete all parts of this form, and provide any supporting information that the form identifies as being required to accompany the change application, unless stated otherwise. Additional pages may be attached if there is insufficient space on the form to complete any part.

Note: All terms used in this form have the meaning given under the *Planning Act 2016*, the *Planning Regulation 2017*, or the *Development Assessment Rules (DA Rules)*.

PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) (individual or company full name)	HB QLD PTY LTD
Contact name (only applicable for companies)	C/- ZONE PLANNING QLD
Postal address (P.O. Box or street address)	PO BOX 3805
Suburb	BURLEIGH TOWN
State	QLD
Postcode	4220
Country	AUSTRALIA
Email address (non-mandatory)	KMAHOMED@ZONEPLANNING.COM.AU
Mobile number (non-mandatory)	07 5562 2303
Applicant's reference number(s) (if applicable)	Q16163.2

2) Owner's consent - Is written consent of the owner required for this change application?	
Note: Section 79(1A) of the <i>Planning Act 2016</i> states the requirements in relation to owner's consent.	
☐ Yes – the written consent of the owner(s) is attached to this change application	
☒ No	

PART 2 – LOCATION DETAILS

3) Location of the premises (complete 3.1) or 3.2), and 3.3) as applicable)				
3.1) Street address and lot on plan				
☒ Street address AND lot on plan (all lots must be listed), or				
☐ Street address AND lot on plan for an adjoining or adjacent property of the premises (appropriate for development in water but adjoining or adjacent to land e.g. jetty, pontoon. All lots must be listed).				
a)	Unit No.	Street No.	Street Name and Type	Suburb
		79-99	COURTNEY DRIVE	UPPER COOMERA
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4209	188-192	RP173728	CITY OF GOLD COAST
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)

3.2) Coordinates of premises (appropriate for development in remote areas, over part of a lot or in water not adjoining or adjacent to land e.g. channel dredging in Moreton Bay)

Note: Place each set of coordinates in a separate row.

☐ Coordinates of premises by longitude and latitude

Longitude(s)	Latitude(s)	Datum	Local Government Area(s) (if applicable)
		☐ WGS84 ☐ GDA94 ☐ Other:	

☐ Coordinates of premises by easting and northing

Easting(s)	Northing(s)	Zone Ref.	Datum	Local Government Area(s) (if applicable)
		☐ 54 ☐ 55 ☐ 56	☐ WGS84 ☐ GDA94 ☐ Other:	

3.3) Additional premises

- ☐ Additional premises are relevant to the original development approval and the details of these premises have been attached in a schedule to this application
- ☒ Not required

PART 3 – RESPONSIBLE ENTITY DETAILS

4) Identify the responsible entity that will be assessing this change application

Note: see section 78(3) of the Planning Act 2016

CITY OF GOLD COAST

PART 4 – CHANGE DETAILS

5) Provide details of the existing development approval subject to this change application

Approval type	Reference number	Date issued	Assessment manager/approval entity
☒ Development permit ☐ Preliminary approval	COM/2019/82	10 AUG 2023	CITY OF GOLD COAST
☐ Development permit ☐ Preliminary approval			

6) Type of change proposed

6.1) Provide a brief description of the changes proposed to the development approval (e.g. changing a development approval for a five unit apartment building to provide for a six unit apartment building):

MINOR CHANGE TO RAA FOR LOTS 111-118 OF THE PLAN OF DEVELOPMENT

6.2) What type of change does this application propose?

- ☒ Minor change application – proceed to Part 5
- ☐ Other change application – proceed to Part 6

PART 5 – MINOR CHANGE APPLICATION REQUIREMENTS

7) Are there any affected entities for this change application		
☒ No – proceed to Part 7 ☐ Yes – list all affected entities below and proceed to Part 7 Note: section 80(1) of the Planning Act 2016 states that the person making the change application must give notice of the proposal and the details of the change to each affected entity as identified in section 80(2) of the Planning Act 2016.		
Affected entity	Pre-request response provided? (where a pre-request response notice for the application has been given, a copy of the notice must accompany this change application)	Date notice given (where no pre-request response provided)
	☐ No ☐ Yes – pre-request response is attached to this change application	

PART 6 – OTHER CHANGE APPLICATION REQUIREMENTS

Note: To complete this part it will be necessary for you to complete parts of DA Form 1 – Development application details and in some instances parts of DA Form 2 – Building work details, as mentioned below. These forms are available at <https://planning.dsdmip.qld.gov.au>.

8) Location details - Are there any additional premises included in this change application that were not part of the original development approval?
☐ No ☐ Yes
9) Development details
9.1) Is there any change to the type of development, approval type, or level of assessment in this change application? ☐ No ☐ Yes – the completed Sections 1 and 2 of Part 3 (Development details) of DA Form 1 – Development application details as these sections relate to the new or changed aspects of development are provided with this application.
9.2) Does the change application involve building work? ☐ No ☐ Yes – the completed Part 5 (Building work details) of DA Form 2 – Building work details as it relates to the change application is provided with this application.
10) Referral details – Does the change application require referral for any referral requirements?
Note: The application must be referred to each referral agency triggered by the change application as if the change application was the original development application including the proposed change. ☐ No ☐ Yes – the completed Part 5 (Referral details) of DA Form 1 – Development application details as it relates to the change application is provided with this application. Where referral is required for matters relating to building work the Referral checklist for building work is also completed.
11) Information request under Part 3 of the DA Rules
☐ I agree to receive an information request if determined necessary for this change application ☐ I do not agree to accept an information request for this change application Note: By not agreeing to accept an information request I, the applicant, acknowledge: - that this change application will be assessed and decided based on the information provided when making this change application and the assessment manager and any referral agencies relevant to the change application are not obligated under the DA Rules to accept any additional information provided by the applicant for the change application unless agreed to by the relevant parties - Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules. Further advice about information requests is contained in the DA Forms Guide: Forms 1 and 2 .
12) Further details
☐ Part 7 of DA Form 1 – Development application details is completed as if the change application was a development application and is provided with this application.

PART 7 – CHECKLIST AND APPLICANT DECLARATION

13) Change application checklist	
I have identified the: • responsible entity in 4); and • for a minor change, any affected entities; and • for an other change all relevant referral requirement(s) in 10) Note: See the Planning Regulation 2017 for referral requirements	☒ Yes
For an other change application, the relevant sections of DA Form 1 – Development application details have been completed and is attached to this application	☐ Yes ☒ Not applicable
For an other change application, where building work is associated with the change application, the relevant sections of DA Form 2 – Building work details have been completed and is attached to this application	☐ Yes ☒ Not applicable
Supporting information addressing any applicable assessment benchmarks is attached to this application Note: This includes any templates provided under 23.6 and 23.7 of DA Form 1 – Development application details that are relevant as a result of the change application, a planning report and any technical reports required by the relevant categorising instrument(s) (e.g. the local government planning scheme, State Planning Policy, State Development Assessment Provisions). For further information, see DA Forms Guide: Planning report template.	☒ Yes
Relevant plans of the development are attached to this development application Note: Relevant plans are required to be submitted for all relevant aspects of this change application. For further information, see DA Forms Guide: Relevant plans.	☒ Yes

14) Applicant declaration	
☒ By making this change application, I declare that all information in this change application is true and correct.	
☒ Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the responsible entity and any relevant affected entity or referral agency for the change application where written information is required or permitted pursuant to sections 11 and 12 of the <i>Electronic Transactions Act 2001</i> .	
Note: It is unlawful to intentionally provide false or misleading information.	
Privacy – Personal information collected in this form will be used by the responsible entity and/or chosen assessment manager, any relevant affected entity or referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the change application. All information relating to this change application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website. Personal information will not be disclosed for a purpose unrelated to the <i>Planning Act 2016</i>, Planning Regulation 2017 and the DA Rules except where: • such disclosure is in accordance with the provisions about public access to documents contained in the <i>Planning Act 2016</i> and the Planning Regulation 2017, and the access rules made under the <i>Planning Act 2016</i> and Planning Regulation 2017; or • required by other legislation (including the <i>Right to Information Act 2009</i>); or • otherwise required by law. This information may be stored in relevant databases. The information collected will be retained as required by the <i>Public Records Act 2002</i>.	

PART 8 – FOR COMPLETION OF THE ASSESSMENT MANAGER – FOR OFFICE USE ONLY

Date received:

Reference number(s):

QLeave notification and payment

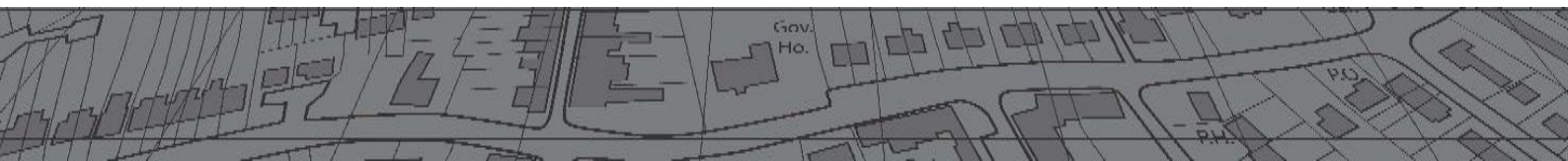
Note: For completion by assessment manager if applicable

Description of the work			
QLeave project number			
Amount paid (\$)		Date paid (dd/mm/yy)	
Date receipted form sighted by assessment manager			
Name of officer who sighted the form			



ATTACHMENT 2

Copy of Decision Notice & Stamped Approved Plans



Our reference: COM/2019/82
Your reference: Z16163

Pre-Referral Response Notice – Referral Agency – approval (with conditions)

Reference is made to your correspondence dated 4 April 2023 requesting the Council of the City of Gold Coast (Council) provide a referral agency response.

Date of response notice: 10 August 2023

Applicant details

Applicant name: HB QLD Pty Ltd
Applicant contact details: C/- Zone Planning Group
PO BOX 3805
BURLEIGH HEADS QLD 4220

Application details

Application number: COM/2019/82
Approval sought: Referral agency Pre-referral response for development application for building work
Type of referral: Design and siting of Dwelling houses over future Lots 101 – 296 (excluding Lot 121).
Lots to be established pursuant to the Development permit dated 20 June 2023 for Reconfiguring a lot for 5 into 208 lot subdivision (including 196 residential lots, 4 Open space (Environmental) lots, 5 Open space (Drainage) lots, 2 Open space (Recreation) lots and 1 utility lot) (COM/2019/82).
Note: Both the Reconfiguring a lot and Referral agency assessment response is captured by application reference COM/2019/82

Location details

Street address: 79 - 99 Courtney Drive, Upper Coomera Qld 4209
Real property description: Lot 188 RP173728, Lot 189 RP173728, Lot 190 RP173728, Lot 191 RP173728, Lot 192 RP173728

Aspects of development and type of referral agency response being sought

Development type: Building Work
Referral type: Pre-referral response for a Plan of development establishing design and siting requirements for the subject site for future lots 101 – 296 (excluding Lot 121).

Referral trigger

The development application would be referred to Council as referral agency under the following provisions of the *Planning Regulation 2017*:

Referral trigger/s: Design and Siting – Schedule 9, Part 3, Division 2, Table 3 of the *Planning Regulation 2017*

Decision

Decision details: Council has resolved to approve the Pre-referral agency response in full with conditions

Details of the decision

Referral response: Approval for design and siting of Dwelling houses over future Lots 101 – 296 (excluding Lot 121) through a Plan of development, subject to conditions

Further development permits

The following development permits are required to be obtained before the development can be carried out:

- Development permit(s) for building work

Notwithstanding the above, other approvals/development permits may be required.

Pre-referral Response notice as the Referral Agency Response for Building Application

Pursuant to sections 54(4) and 57(3) of the *Planning Act 2016*, this Pre-referral response notice may be taken as the Referral Agency Response for a Building Application, if the Building Application is:

- Not substantially different to the plans and specifications considered and approved in this Pre-referral Response notice; and
- Made within the period:
 - Commencing on the date that future Lots 101-296 (excluding for Lot 121), shown on the approved plan for each relative stage of the associated Development permit dated 20 June 2023 for Reconfiguring a lot for 5 into 208 lot subdivision (including 196 residential lots, 4 Open space (Environmental) lots, 5 Open space (Drainage) lots, 2 Open space (Recreation) lots and 1 utility lot) for Reconfiguring a lot (Council reference COM/2019/82) are created (the "Commencement date"); and
 - Ending on a date that is 6 years after the commencement date

Approved plans and drawings

Approved plans and drawings are attached and are identified in the conditions imposed by Council as Referral agency.

For further information please contact Emily Walsh, Senior Planner on 07 5582 8866 or via email mail@goldcoast.qld.gov.au who will be pleased to assist.

AUTHORISED BY



Roger Sharpe
Executive Coordinator Planning Assessment
For the Chief Executive Officer
Council of the City of Gold Coast

enc:
Conditions imposed by Council as Referral agency
Statement of reasons (given under section 56(6) of *Planning Act 2016*)

Attach:

Stamped approved plans and drawings for referral agency response
Documents required pursuant to section 43 of the *Planning Regulation 2017*

Conditions imposed by Council as Referral agency

General																																							
1	Timing Prior to the issue of a Development permit for Building work, allotments relative to each stage (total five stages) of the associated Development permit dated 20 June 2023 for Reconfiguring a lot for 5 into 208 lot subdivision (including 196 residential lots, 4 Open space (Environmental) lots, 5 Open space (Drainage) lots, 2 Open space (Recreation) lots and 1 utility lot) (COM/2019/82) must be created and all associated requirements and conditions complied. This Pre-referral Response Notice only refers to the design and siting of a proposed Dwelling house within future Lots 101-296 (excluding Lot 121) established through the Development permit for Reconfiguring a lot (COM/2019/82), in accordance with the relevant provisions of the <i>Planning Regulation 2017</i>. <i>Note: Both the Reconfiguring a lot and Referral agency assessment response is captured by application reference COM/2019/82</i>																																						
2	Approved drawings The development shall be carried out generally in accordance with the endorsed drawing/s submitted to the Council and indicated in the table below except where modified by the following conditions. The lot layout demonstrated on the plan set is consistent with the approved lot layout of the Reconfiguring a lot (COM/2019/82). Such drawing/s are stamped and returned to the applicant as the referral agency response and shall not be modified without the written endorsement of the Council as the referral agency. <table><tr><th>Drawing Title</th><th>Author</th><th>Date</th><th>Drawing No.</th><th>Ver</th></tr><tr><td>Plan of development overall</td><td>Bennett + Bennett</td><td>19/07/2023</td><td>171101_023_PRO Sheet 1 of 6</td><td>F</td></tr><tr><td>Plan of development Stage 1</td><td>Bennett + Bennett</td><td>19/07/2023</td><td>171101_023_PRO Sheet 2 of 6</td><td>F</td></tr><tr><td>Plan of development Stage 2</td><td>Bennett + Bennett</td><td>19/07/2023</td><td>171101_023_PRO Sheet 3 of 6</td><td>F</td></tr><tr><td>Plan of development Stage 3</td><td>Bennett + Bennett</td><td>19/07/2023</td><td>171101_023_PRO Sheet 4 of 6</td><td>F</td></tr><tr><td>Plan of development Stage 4</td><td>Bennett + Bennett</td><td>19/07/2023</td><td>171101_023_PRO Sheet 5 of 6</td><td>F</td></tr><tr><td>Plan of development Stage 5</td><td>Bennett + Bennett</td><td>19/07/2023</td><td>171101_023_PRO Sheet 6 of 6</td><td>F</td></tr></table> The conditions are to be read in conjunction with the attached approved drawings. Where a conflict occurs between the conditions of this Pre-referral response/Referral response notice and the stamped approved drawings, the conditions shall take precedence.				Drawing Title	Author	Date	Drawing No.	Ver	Plan of development overall	Bennett + Bennett	19/07/2023	171101_023_PRO Sheet 1 of 6	F	Plan of development Stage 1	Bennett + Bennett	19/07/2023	171101_023_PRO Sheet 2 of 6	F	Plan of development Stage 2	Bennett + Bennett	19/07/2023	171101_023_PRO Sheet 3 of 6	F	Plan of development Stage 3	Bennett + Bennett	19/07/2023	171101_023_PRO Sheet 4 of 6	F	Plan of development Stage 4	Bennett + Bennett	19/07/2023	171101_023_PRO Sheet 5 of 6	F	Plan of development Stage 5	Bennett + Bennett	19/07/2023	171101_023_PRO Sheet 6 of 6	F
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Plan of development Stage 5	Bennett + Bennett	19/07/2023	171101_023_PRO Sheet 6 of 6	F																																			
3	Building to boundary walls All built to boundary walls must be rendered and painted, or constructed with a pre-finished material. Untreated concrete and block walls are not permitted.																																						
Advice Notes																																							
A	Pre-referral Response Notice The applicant is advised that Council has issued a Pre-referral Response notice in																																						

	accordance with section 57 of the Planning Act. The applicant will need to engage a Private Building Certifier (Assessment Manager) with respect to the building application for the works.
B	Council's referral jurisdiction (City Plan and Amenity and Aesthetics) Council's jurisdiction is limited to its referral agency (concurrence) functions under section 33 of the Building Act 1975 in relation to assessing whether the proposed building/structure complies with the quantifiable standards under the City Plan in respect of boundary clearances and site cover, or where relevant, <i>Schedule 9 Division 2, Table 1</i> of the <i>Planning Regulation 2017</i> in relation to amenity and aesthetics impacts of proposed building work for a building or structure. All other statutory building assessment functions must be carried out by the Assessment Manager (Private Building Certifier) in accordance with the <i>section 48 of the Building Act 1975</i> .
C	Built near infrastructure This application does not approve the development being built near infrastructure. A separate application may be required. It is the assessment managers (private building certifier) responsibility to ensure the development complies with the provisions of the Queensland Development Code (QDC) MP1.4

Statement of reasons (given under section 56(6) of the *Planning Act 2016*)

Details of development	Approval for design and siting of Dwelling houses over future Lots 101 – 296 through a Plan of development. Lots are to be established in accordance with the Development permit dated 20 June 2023 for Reconfiguring a lot for 5 into 208 lot subdivision (including 196 residential lots, 4 Open space (Environmental) lots, 5 Open space (Drainage) lots, 2 Open space (Recreation) lots and 1 utility lot) (COM/2019/82). The development is to be delivered over 5 stages. <i>Note: Both the Reconfiguring a lot and Referral agency assessment response is captured by application reference COM/2019/82</i>
Prescribed matters <i>Design & Siting</i>	The proposed development was assessed against, or had regard to, the following prescribed matters under section 55(2) of the <i>Planning Act 2016</i>: • Performance outcome PO1 (Setbacks) of the <i>Emerging community zone code – City Plan (Version 10)</i> • Performance outcome PO2 (Site cover) of the <i>Emerging community zone code – City Plan (Version 10)</i>
Reasons for decision <i>Building setbacks</i>	Following an assessment of the development application against all of the assessment benchmarks listed above, it was determined: • Sufficient setbacks will be provided between the proposed allotments and the adjacent existing allotments to ensure the appropriate amenity and privacy outcomes of the area are maintained; • Sufficient access is allowed for around all future built form; • The development will establish a defined streetscape character that will not conflict with the surrounding area; and • All dwellings can be provided with the minimum number of car parking spaces
Matters prescribed by a Regulation <i>Design and siting</i>	As prescribed by the <i>Planning Regulation 2017</i>, Council's assessment, as referral agency, was limited to the following matters: • Whether the proposed building or structure complies with the qualitative statement stated in the paragraph (in accordance with Schedule 9, Part 3, Division 2, Table 3 of the <i>Planning Regulation 2017</i>)

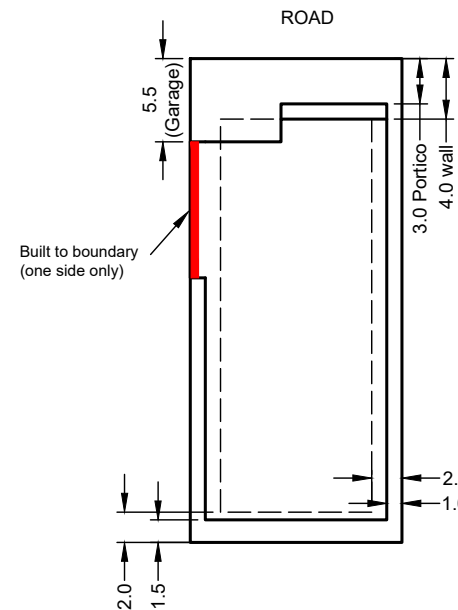
PLAN OF DEVELOPMENT

	Ground (up to 4.5m)	First (4.5m and above)
Dwelling Setbacks		
Front (Building)	4.0m (3.0m to Portico)	
Front (Garage)	5.5m	N/A
Rear	1.5m	2.0m
Side (Built to Boundary where nominated on plan)	Optional - one side only up to 9m long	2.0m
Side (Non Built to Boundary)	1.0m	2.0m
Corner Allotment Setbacks		
Secondary Frontage	2.0m	
Site Coverage (Maximum)		
Courtyard Lots (less than 600m2)	55%	
Traditional Lots (600m2 and greater)	50%	
Height of Built to Boundary wall (Maximum)	3m	

- Front building setbacks for garages are to be measured to the face of the garage door. Front building setbacks for the balance of the façade are to be measured to the building wall. Side and rear building setbacks are to be measured to the building wall.
- An encroachment of up to 450mm for eaves, gutters, awnings, sunscreens and privacy screens is permitted within the nominated boundary setbacks.
- Where a retaining structure is proposed along a side or rear boundary, the setback provision is to be measured from the toe of the retaining structure.
- Secondary frontage being the frontage with the longer dimension
- No building or structures permitted to encroach into any easements, unless allowed within the easement provisions.
- Lots 111-118 are subject to split level earthworks pads and split level building product.
- Built to boundary walls must be for non-habitable Class 10a parts of the building or garage only. All built to boundary walls must be rendered and painted or constructed with a pre-finished material. Untreated concrete and block walls are not permitted.
- Any non-compliance with the POD provisions is to trigger an Referral Agency Assessment (RAA) application.

BUILDING ENVELOPE DIAGRAM

Scale 1:500



LEGEND

- Built to Boundary Wall
- Built to Boundary Wall - Nominated Boundary
- Wall (Ground Level)
- Wall (First Level)
- Secondary frontage - No direct vehicle access
- Courtyard Lots (less than 600m2)
- Traditional Lots (600m2 and greater)

Scale 1:2500



PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: COM/2019/82

Dated: 8 August 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

Lot 121 is excluded from this Plan of development

NOTES:

- Drawn to scale on an A3 sheet.
- All dimensions and areas are subject to final survey and approval by G.C.C.C.
- Dimensions shown are to the nearest decimeter.

F	Layout Updated	HK	19/07/2023
E	No access lines updated	HK	03/11/2022
D	Updating BTB wall locations	HK	21/09/2022
C	Update to Staging & BTB wall locations	HK	14/09/2022
B	Additional details added	DJR	03/12/2020
A	Original Issue	DJR	16/11/2020
Issue	Revision	Int	Date

Title:

Plan of Development Overall

Courtney Drive, Upper Coomera
(Described as Lots 188-192 on RP173728)

Client: GALLERY HOMES

Locality:	UPPER COOMERA		
Local Gov:	GCCC	Prepared By:	D
Surveyed By:		Approved:	D
Date Created:	16/11/2020	Scale:	1:250
Comp File:			
Plan No:	171101_023 PRO		

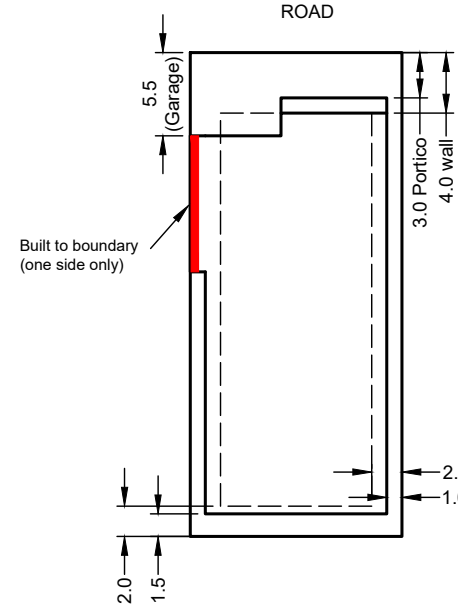
PLAN OF DEVELOPMENT

	Ground (up to 4.5m)	First (4.5m and above)
Dwelling Setbacks		
Front (Building)	4.0m (3.0m to Portico)	
Front (Garage)	5.5m	N/A
Rear	1.5m	2.0m
Side (Built to Boundary where nominated on plan)	Optional - one side only up to 9m long	2.0m
Side (Non Built to Boundary)	1.0m	2.0m
Corner Allotment Setbacks		
Secondary Frontage	2.0m	
Site Coverage (Maximum)		
Courtyard Lots (less than 600m2)	55%	
Traditional Lots (600m2 and greater)	50%	
Height of Built to Boundary wall (Maximum)	3m	

1. Front building setbacks for garages are to be measured to the face of the garage door. Front building setbacks for the balance of the façade are to be measured to the building wall. Side and rear building setbacks are to be measured to the building wall.
2. An encroachment of up to 450mm for eaves, gutters, awnings, sunscreens and privacy screens is permitted within the nominated boundary setbacks.
3. Where a retaining structure is proposed along a side or rear boundary, the setback provision is to be measured from the toe of the retaining structure.
4. Secondary frontage being the frontage with the longer dimension
5. No building or structures permitted to encroach into any easements, unless allowed within the easement provisions.
6. Lots 111-118 are subject to split level earthworks pads and split level building product.
7. Built to boundary walls must be for non-habitable Class 10a parts of the building or garage only. All built to boundary walls must be rendered and painted or constructed with a pre-finished material. Untreated concrete and block walls are not permitted.
8. Any non-compliance with the POD provisions is to trigger an Referral Agency Assessment (RAA) application.
9. Siting variations for setbacks do not apply to Lot 121.

BUILDING ENVELOPE DIAGRAM

Scale 1:500



LEGEND

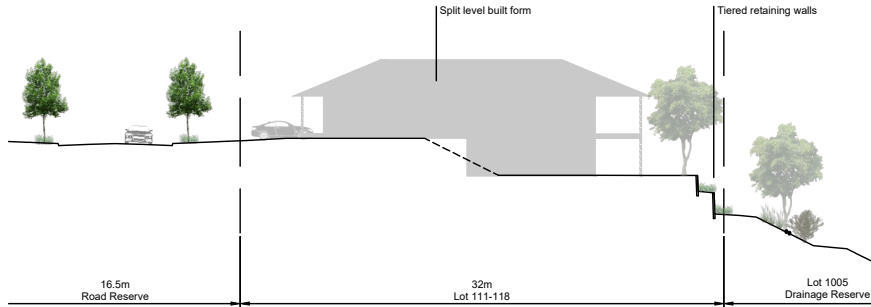
- Built to Boundary Wall
- Built to Boundary Wall - Nominated Boundary
- Wall (Ground Level)
- Wall (First Level)
- Secondary frontage - No direct vehicle access
- Courtyard Lots (less than 600m2)
- Traditional Lots (600m2 and greater)

Scale 1:1500



LOTS 111-118 TYPICAL SECTION

Scale 1:500



Typical section and potential built form outcome for lots 111-118 with split level building pads



PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: COM/2019/82

Dated: 8 August 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

Lot 121 is excluded from this Plan of development

- NOTES:
1. Drawn to scale on an A3 sheet.
 2. All dimensions and areas are subject to final survey and approval by G.C.C.C.
 3. Dimensions shown are to the nearest decimeter.

F	Layout Updated	HK	19/07/2023
E	No access lines updated	HK	03/11/2022
D	Updating BTB wall locations	HK	21/09/2022
C	Update to Staging & BTB wall locations	HK	14/09/2022
B	Additional details added	DJR	03/12/2020
A	Original Issue	DJR	16/11/2020
Issue	Revision	Int	Date

Title:
Plan of Development
Stage 1

Courtney Drive, Upper Coomera
(Described as Lots 188-192 on RP173728)

Client: GALLERY HOMES

Locality:	UPPER COOMERA		
Local Gov:	GCCC	Prepared By:	D
Surveyed By:		Approved:	D
Date Created:	16/11/2020	Scale:	1:150
Comp File:			
Plan No:	171101_023_PRO		

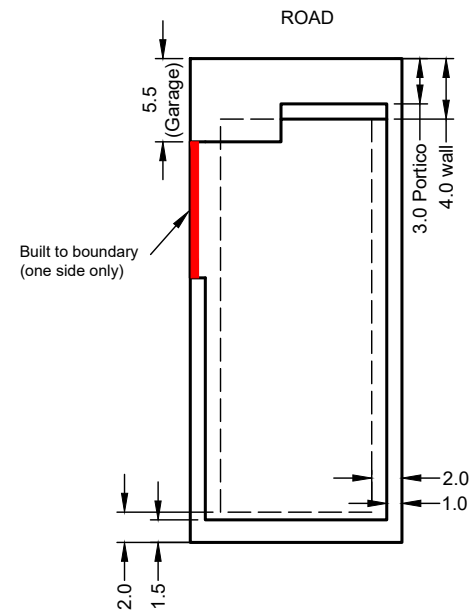
PLAN OF DEVELOPMENT

	Ground (up to 4.5m)	First (4.5m and above)
Dwelling Setbacks		
Front (Building)	4.0m (3.0m to Portico)	
Front (Garage)	5.5m	N/A
Rear	1.5m	2.0m
Side (Built to Boundary where nominated on plan)	Optional - one side only up to 9m long	2.0m
Side (Non Built to Boundary)	1.0m	2.0m
Corner Allotment Setbacks		
Secondary Frontage	2.0m	
Site Coverage (Maximum)		
Courtyard Lots (less than 600m2)	55%	
Traditional Lots (600m2 and greater)	50%	
Height of Built to Boundary wall (Maximum)	3m	

1. Front building setbacks for garages are to be measured to the face of the garage door. Front building setbacks for the balance of the façade are to be measured to the building wall. Side and rear building setbacks are to be measured to the building wall.
2. An encroachment of up to 450mm for eaves, gutters, awnings, sunscreens and privacy screens is permitted within the nominated boundary setbacks.
3. Where a retaining structure is proposed along a side or rear boundary, the setback provision is to be measured from the toe of the retaining structure.
4. Secondary frontage being the frontage with the longer dimension
5. No building or structures permitted to encroach into any easements, unless allowed within the easement provisions.
6. Lots 111-118 are subject to split level earthworks pads and split level building product.
7. Built to boundary walls must be for non-habitable Class 10a parts of the building or garage only. All built to boundary walls must be rendered and painted or constructed with a pre-finished material. Untreated concrete and block walls are not permitted.
8. Any non-compliance with the POD provisions is to trigger an Referral Agency Assessment (RAA) application.

BUILDING ENVELOPE DIAGRAM

Scale 1:500



LEGEND

- Built to Boundary Wall
- ▼ Built to Boundary Wall - Nominated Boundary
- Wall (Ground Level)
- Wall (First Level)
- Secondary frontage - No direct vehicle access
- Courtyard Lots (less than 600m2)
- Traditional Lots (600m2 and greater)

Scale 1:1250



Sheet
3 of
6

PLANS AND DOCUMENTS referred to in the
DEVELOPMENT APPROVAL

Application No: COM/2019/82

Dated: 8 August 2023

Development shall comply with the
conditions of approval as detailed in the
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Scheme, Local Laws and Planning Policies

- NOTES:
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F	Layout Updated	HK	19/07/2023
E	No access lines updated	HK	03/11/2022
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C	Update to Staging & BTB wall locations	HK	14/09/2022
B	Additional details added	DJR	03/12/2020
A	Original Issue	DJR	16/11/2020
Issue	Revision	Int	Date

Title:

**Plan of Development
Stage 2**

Courtney Drive, Upper Coomera
(Described as Lots 188-192 on
RP173728)

Client: **GALLERY HOMES**

Locality:	UPPER COOMERA		
Local Gov:	GCCC	Prepared By:	DR
Surveyed By:		Approved:	DR
Date Created:	16/11/2020	Scale:	1:1250
Comp File:			
Plan No:	171101_023_PRO		

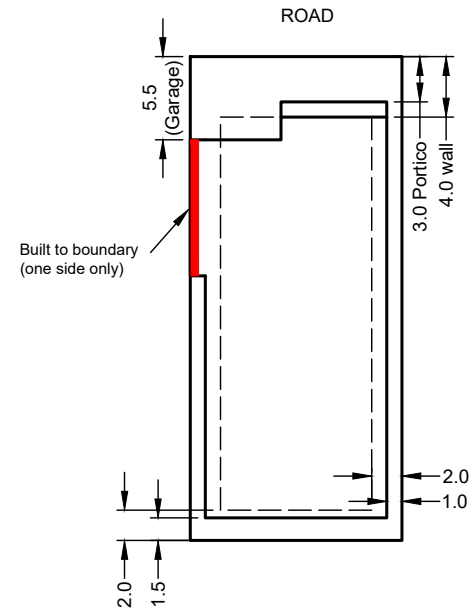
PLAN OF DEVELOPMENT

	Ground (up to 4.5m)	First (4.5m and above)
Dwelling Setbacks		
Front (Building)	4.0m (3.0m to Portico)	
Front (Garage)	5.5m	N/A
Rear	1.5m	2.0m
Side (Built to Boundary where nominated on plan)	Optional - one side only up to 9m long	2.0m
Side (Non Built to Boundary)	1.0m	2.0m
Corner Allotment Setbacks		
Secondary Frontage	2.0m	
Site Coverage (Maximum)		
Courtyard Lots (less than 600m2)	55%	
Traditional Lots (600m2 and greater)	50%	
Height of Built to Boundary wall (Maximum)	3m	

1. Front building setbacks for garages are to be measured to the face of the garage door. Front building setbacks for the balance of the façade are to be measured to the building wall. Side and rear building setbacks are to be measured to the building wall.
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3. Where a retaining structure is proposed along a side or rear boundary, the setback provision is to be measured from the toe of the retaining structure.
4. Secondary frontage being the frontage with the longer dimension
5. No building or structures permitted to encroach into any easements, unless allowed within the easement provisions.
6. Lots 111-118 are subject to split level earthworks pads and split level building product.
7. Built to boundary walls must be for non-habitable Class 10a parts of the building or garage only. All built to boundary walls must be rendered and painted or constructed with a pre-finished material. Untreated concrete and block walls are not permitted.
8. Any non-compliance with the POD provisions is to trigger an Referral Agency Assessment (RAA) application.

BUILDING ENVELOPE DIAGRAM

Scale 1:500



LEGEND

- Built to Boundary Wall
- ▼ Built to Boundary Wall - Nominated Boundary
- Wall (Ground Level)
- - - Wall (First Level)
- ■ ■ ■ Secondary frontage - No direct vehicle access
- Courtyard Lots (less than 600m2)
- Traditional Lots (600m2 and greater)

Scale 1:1250



Sheet
4 of
6

PLANS AND DOCUMENTS referred to in the
DEVELOPMENT APPROVAL

Application No: COM/2019/82

Dated: 8 August 2023

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C	Update to Staging & BTB wall locations	HK	14/09/2022
B	Additional details added	DJR	03/12/2020
A	Original Issue	DJR	16/11/2020
Issue	Revision	Int	Date

Title:
**Plan of Development
Stage 3**

Courtney Drive, Upper Coomera
(Described as Lots 188-192 on
RP173728)

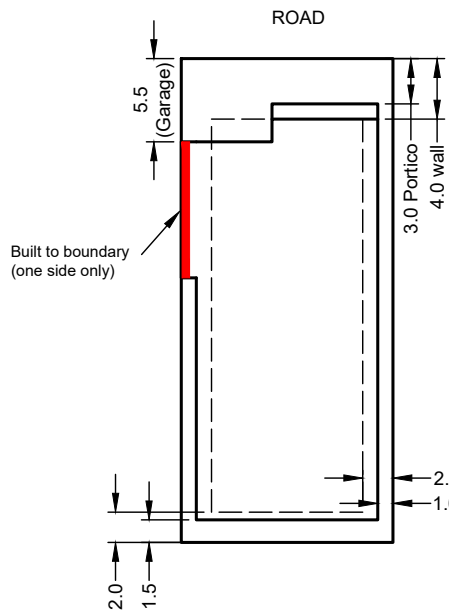
Client: **GALLERY HOMES**

Locality:	UPPER COOMERA		
Local Gov:	GCCC	Prepared By:	DR
Surveyed By:		Approved:	DR
Date Created:	16/11/2020	Scale:	1:1250
Comp File:			
Plan No:	171101_023_PRO		

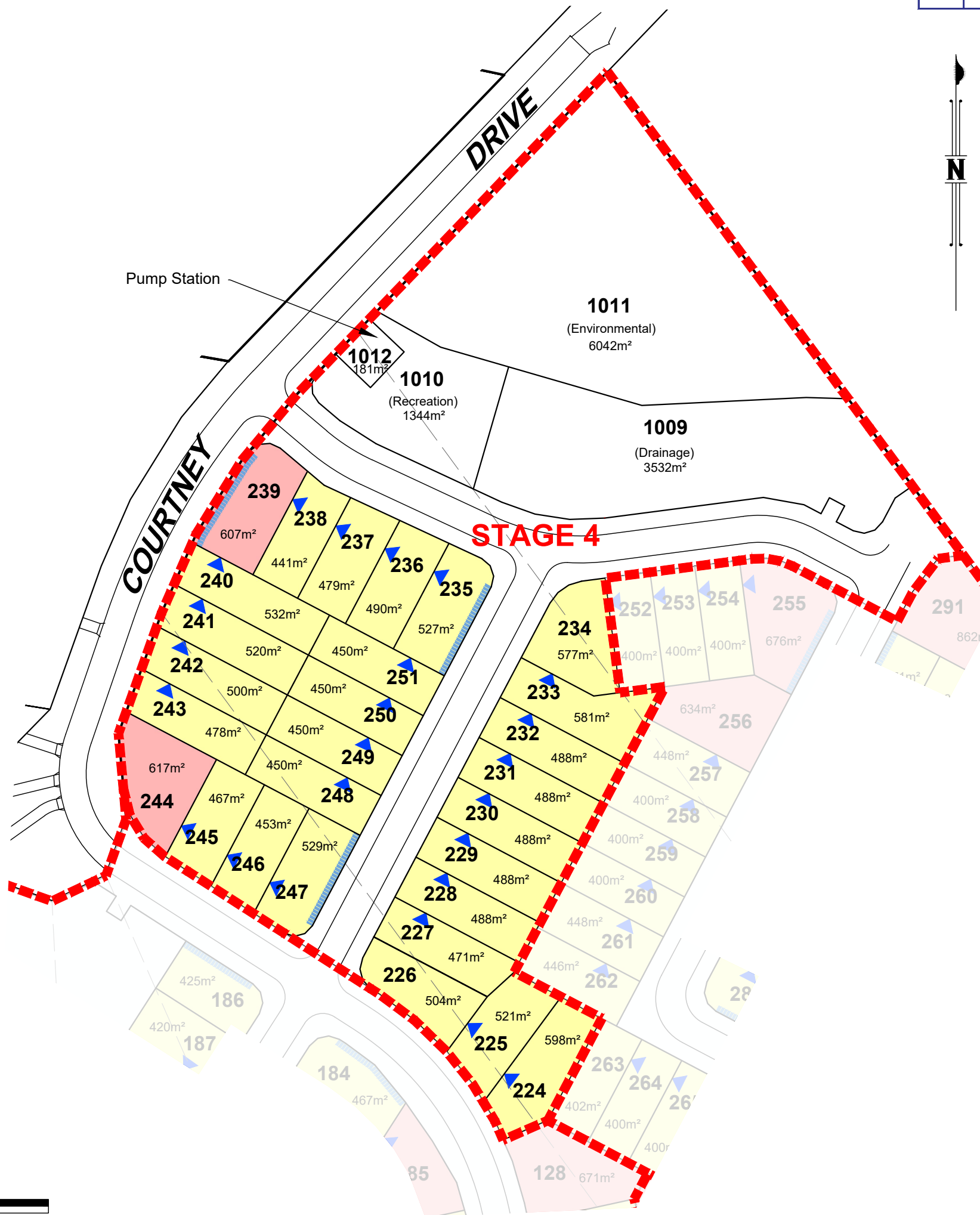
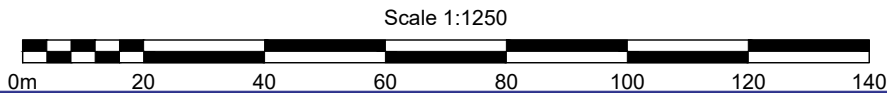
	Ground (up to 4.5m)	First (4.5m and above)
Dwelling Setbacks		
Front (Building)	4.0m (3.0m to Portico)	
Front (Garage)	5.5m	N/A
Rear	1.5m	2.0m
Side (Built to Boundary where nominated on plan)	Optional - one side only up to 9m long	2.0m
Side (Non Built to Boundary)	1.0m	2.0m
Corner Allotment Setbacks		
Secondary Frontage	2.0m	
Site Coverage (Maximum)		
Courtyard Lots (less than 600m2)	55%	
Traditional Lots (600m2 and greater)	50%	
Height of Built to Boundary wall (Maximum)	3m	

1. Front building setbacks for garages are to be measured to the face of the garage door. Front building setbacks for the balance of the façade are to be measured to the building wall. Side and rear building setbacks are to be measured to the building wall.
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6. Lots 111-118 are subject to split level earthworks pads and split level building product.
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8. Any non-compliance with the POD provisions is to trigger an Referral Agency Assessment (RAA) application.

Scale 1:500



	Built to Boundary Wall
	Built to Boundary Wall - Nominated Boundary
	Wall (Ground Level)
	Wall (First Level)
	Secondary frontage - No direct vehicle access
	Courtyard Lots (less than 600m2)
	Traditional Lots (600m2 and greater)



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PLANS AND DOCUMENTS referred to in the
DEVELOPMENT APPROVAL

Application No: COM/2019/82

Dated: 8 August 2023

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D	Updating BtB wall locations	HK	21/09/2022
C	Update to Staging & BtB wall locations	HK	14/09/2022
B	Additional details added	DJR	03/12/2020
A	Original Issue	DJR	16/11/2020
Issue	Revision	Int	Date

Title: **Plan of Development
Stage 4**

Courtney Drive, Upper Coomera
(Described as Lots 188-192 on
RP173728)

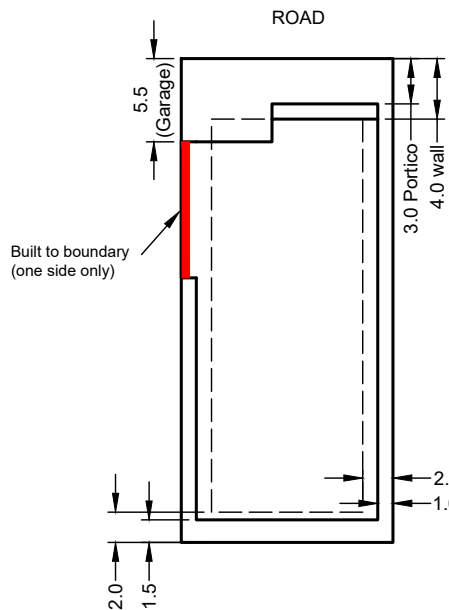
Client: **GALLERY HOMES**

Locality:	UPPER COOMERA		
Local Gov:	GCCC	Prepared By:	DR
Surveyed By:		Approved:	DR
Date Created:	16/11/2020	Scale:	1:1250
Comp File:			
Plan No:	171101_023_PRO		

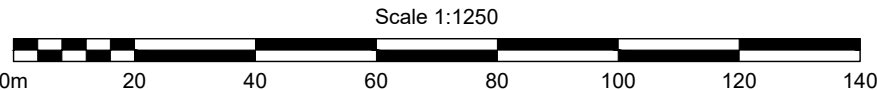
	Ground (up to 4.5m)	First (4.5m and above)
Dwelling Setbacks		
Front (Building)	4.0m (3.0m to Portico)	
Front (Garage)	5.5m	N/A
Rear	1.5m	2.0m
Side (Built to Boundary where nominated on plan)	Optional - one side only up to 9m long	2.0m
Side (Non Built to Boundary)	1.0m	2.0m
Corner Allotment Setbacks		
Secondary Frontage	2.0m	
Site Coverage (Maximum)		
Courtyard Lots (less than 600m2)	55%	
Traditional Lots (600m2 and greater)	50%	
Height of Built to Boundary wall (Maximum)	3m	

1. Front building setbacks for garages are to be measured to the face of the garage door. Front building setbacks for the balance of the façade are to be measured to the building wall. Side and rear building setbacks are to be measured to the building wall.
2. An encroachment of up to 450mm for eaves, gutters, awnings, sunscreens and privacy screens is permitted within the nominated boundary setbacks.
3. Where a retaining structure is proposed along a side or rear boundary, the setback provision is to be measured from the toe of the retaining structure.
4. Secondary frontage being the frontage with the longer dimension
5. No building or structures permitted to encroach into any easements, unless allowed within the easement provisions.
6. Lots 111-118 are subject to split level earthworks pads and split level building product.
7. Built to boundary walls must be for non-habitable Class 10a parts of the building or garage only. All built to boundary walls must be rendered and painted or constructed with a pre-finished material. Untreated concrete and block walls are not permitted.
8. Any non-compliance with the POD provisions is to trigger an Referral Agency Assessment (RAA) application.

Scale 1:500



	Built to Boundary Wall
	Built to Boundary Wall - Nominated Boundary
	Wall (Ground Level)
	Wall (First Level)
	Secondary frontage - No direct vehicle access
	Courtyard Lots (less than 600m2)
	Traditional Lots (600m2 and greater)



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PLANS AND DOCUMENTS referred to in the
DEVELOPMENT APPROVAL

Application No: COM/2019/82

Dated: 8 August 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

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3. Dimensions shown are to the nearest decimeter.

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C	Update to Staging & BTB wall locations	HK	14/09/2022
B	Additional details added	DJR	03/12/2020
A	Original Issue	DJR	16/11/2020
Issue	Revision	Int	Date

Title: **Plan of Development
Stage 5**

Courtney Drive, Upper Coomera
(Described as Lots 188-192 on
RP173728)

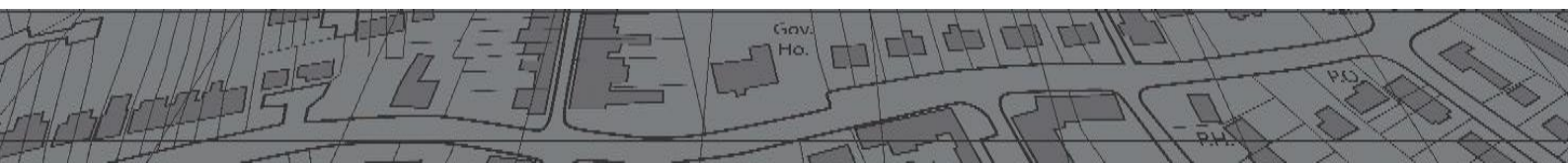
Client: **GALLERY HOMES**

Locality:	UPPER COOMERA		
Local Gov:	GCCC	Prepared By:	DI
Surveyed By:		Approved:	DI
Date Created:	16/11/2020	Scale:	1:125
Comp File:			
Plan No:	171101_023_PRO		



ATTACHMENT 3

Plan of Development



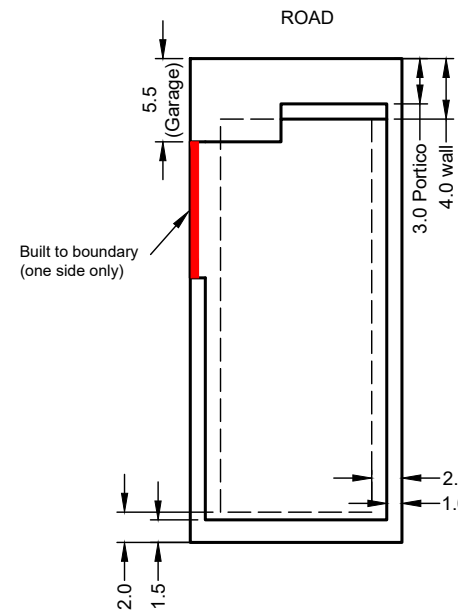
PLAN OF DEVELOPMENT

	Ground (up to 4.5m)	First (4.5m and above)
Dwelling Setbacks		
Front (Building)	4.0m (3.0m to Portico)	
Front (Garage)	5.5m	N/A
Rear	1.5m	2.0m
Side (Built to Boundary where nominated on plan)	Optional - one side only up to 9m long	2.0m
Side (Non Built to Boundary)	1.0m	2.0m
Corner Allotment Setbacks		
Secondary Frontage	2.0m	
Site Coverage (Maximum)		
Courtyard Lots (less than 600m2)	55%	
Traditional Lots (600m2 and greater)	50%	
Height of Built to Boundary wall (Maximum)	3m	

- Front building setbacks for garages are to be measured to the face of the garage door. Front building setbacks for the balance of the façade are to be measured to the building wall. Side and rear building setbacks are to be measured to the building wall.
- An encroachment of up to 450mm for eaves, gutters, awnings, sunscreens and privacy screens is permitted within the nominated boundary setbacks.
- Where a retaining structure is proposed along a side or rear boundary, the setback provision is to be measured from the toe of the retaining structure.
- Secondary frontage being the frontage with the longer dimension
- No building or structures permitted to encroach into any easements, unless allowed within the easement provisions.
- Lots 111-118 are subject to split level earthworks pads and split level building product.
- Built to boundary walls must be for non-habitable Class 10a parts of the building or garage only. All built to boundary walls must be rendered and painted or constructed with a pre-finished material. Untreated concrete and block walls are not permitted.
- Any non-compliance with the POD provisions is to trigger an Referral Agency Assessment (RAA) application.

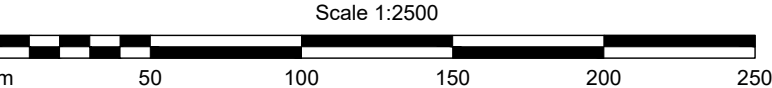
BUILDING ENVELOPE DIAGRAM

Scale 1:500



LEGEND

- Built to Boundary Wall
- Built to Boundary Wall - Nominated Boundary
- Wall (Ground Level)
- Wall (First Level)
- Secondary frontage - No direct vehicle access
- Courtyard Lots (less than 600m2)
- Traditional Lots (600m2 and greater)



PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: COM/2019/82

Dated: 8 August 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

Lot 121 is excluded from this Plan of development

- NOTES:
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B	Additional details added	DJR	03/12/2020
A	Original Issue	DJR	16/11/2020
Issue	Revision	Int	Date

Title:
Plan of Development
Overall

Courtney Drive, Upper Coomera
(Described as Lots 188-192 on RP173728)

Client: GALLERY HOMES

Locality:	UPPER COOMERA		
Local Gov:	GCCC	Prepared By:	D
Surveyed By:		Approved:	D
Date Created:	16/11/2020	Scale:	1:250
Comp File:			
Plan No:	171101_023 PRO		

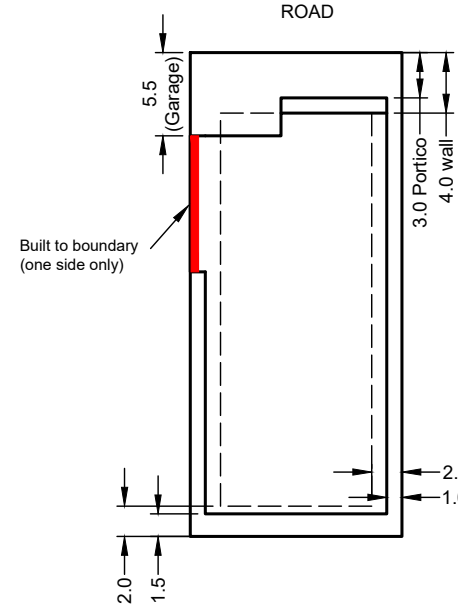
PLAN OF DEVELOPMENT

	Ground (up to 4.5m)	First (4.5m and above)
Dwelling Setbacks		
Front (Building)	4.0m (3.0m to Portico)	
Front (Garage)	5.5m	N/A
Rear	1.5m	2.0m
Side (Built to Boundary where nominated on plan)	Optional - one side only up to 9m long	2.0m
Side (Non Built to Boundary)	1.0m	2.0m
Corner Allotment Setbacks		
Secondary Frontage	2.0m	
Site Coverage (Maximum)		
Courtyard Lots (less than 600m2)	55%	
Traditional Lots (600m2 and greater)	50%	
Height of Built to Boundary wall (Maximum)	3m	

1. Front building setbacks for garages are to be measured to the face of the garage door. Front building setbacks for the balance of the façade are to be measured to the building wall. Side and rear building setbacks are to be measured to the building wall.
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8. Any non-compliance with the POD provisions is to trigger an Referral Agency Assessment (RAA) application.
9. Siting variations for setbacks do not apply to Lot 121.

BUILDING ENVELOPE DIAGRAM

Scale 1:500



LEGEND

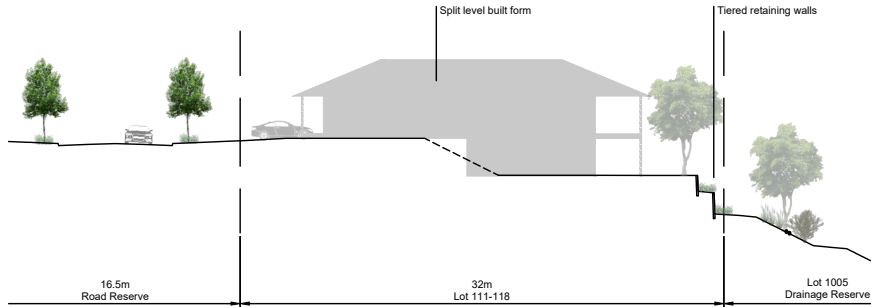
- Built to Boundary Wall
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- Wall (Ground Level)
- Wall (First Level)
- ▒ Secondary frontage - No direct vehicle access
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- Traditional Lots (600m2 and greater)

Scale 1:1500



LOTS 111-118 TYPICAL SECTION

Scale 1:500



Typical section and potential built form outcome for lots 111-118 with split level building pads



Lot 121 is excluded from this Plan of development

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A	Original Issue	DJR	16/11/2020
Issue	Revision	Int	Date

Title:
**Plan of Development
Stage 1**

Courtney Drive, Upper Coomera
(Described as Lots 188-192 on RP173728)

Client: **GALLERY HOMES**

Locality:	UPPER COOMERA		
Local Gov:	GCCC	Prepared By:	DR
Surveyed By:		Approved:	DR
Date Created:	16/11/2020	Scale:	1:1500
Comp File:			
Plan No:	171101_023_PRO		

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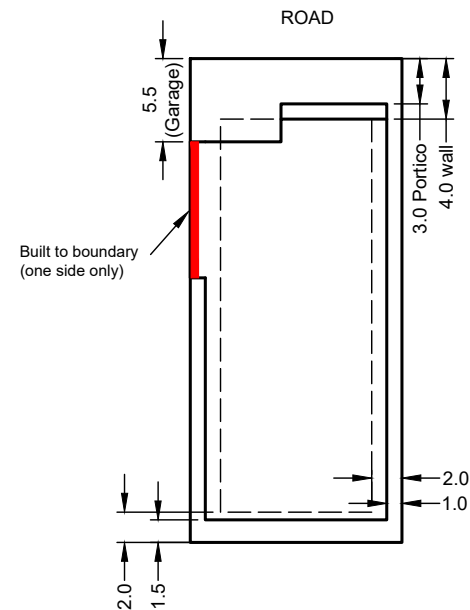
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	Ground (up to 4.5m)	First (4.5m and above)
Dwelling Setbacks		
Front (Building)	4.0m (3.0m to Portico)	
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Corner Allotment Setbacks		
Secondary Frontage	2.0m	
Site Coverage (Maximum)		
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BUILDING ENVELOPE DIAGRAM

Scale 1:500



LEGEND

- Built to Boundary Wall
- ▼ Built to Boundary Wall - Nominated Boundary
- Wall (Ground Level)
- - - Wall (First Level)
- Secondary frontage - No direct vehicle access
- Courtyard Lots (less than 600m2)
- Traditional Lots (600m2 and greater)

Scale 1:1250



Sheet
3 of
6

PLANS AND DOCUMENTS referred to in the
DEVELOPMENT APPROVAL

Application No: COM/2019/82

Dated: 8 August 2023

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Decision Notice and Council's Planning
Scheme, Local Laws and Planning Policies

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A	Original Issue	DJR	16/11/2020
Issue	Revision	Int	Date

Title:

**Plan of Development
Stage 2**

Courtney Drive, Upper Coomera
(Described as Lots 188-192 on
RP173728)

Client: **GALLERY HOMES**

Locality:	UPPER COOMERA		
Local Gov:	GCCC	Prepared By:	DR
Surveyed By:		Approved:	DR
Date Created:	16/11/2020	Scale:	1:1250
Comp File:			
Plan No:	171101_023_PRO		

A3

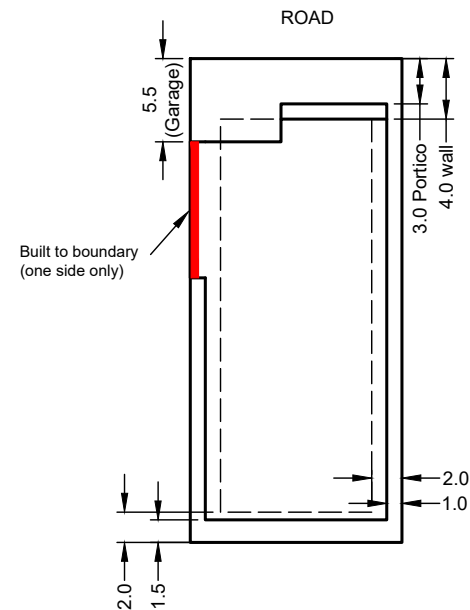
PLAN OF DEVELOPMENT

	Ground (up to 4.5m)	First (4.5m and above)
Dwelling Setbacks		
Front (Building)	4.0m (3.0m to Portico)	
Front (Garage)	5.5m	N/A
Rear	1.5m	2.0m
Side (Built to Boundary where nominated on plan)	Optional - one side only up to 9m long	2.0m
Side (Non Built to Boundary)	1.0m	2.0m
Corner Allotment Setbacks		
Secondary Frontage	2.0m	
Site Coverage (Maximum)		
Courtyard Lots (less than 600m2)	55%	
Traditional Lots (600m2 and greater)	50%	
Height of Built to Boundary wall (Maximum)	3m	

1. Front building setbacks for garages are to be measured to the face of the garage door. Front building setbacks for the balance of the façade are to be measured to the building wall. Side and rear building setbacks are to be measured to the building wall.
2. An encroachment of up to 450mm for eaves, gutters, awnings, sunscreens and privacy screens is permitted within the nominated boundary setbacks.
3. Where a retaining structure is proposed along a side or rear boundary, the setback provision is to be measured from the toe of the retaining structure.
4. Secondary frontage being the frontage with the longer dimension
5. No building or structures permitted to encroach into any easements, unless allowed within the easement provisions.
6. Lots 111-118 are subject to split level earthworks pads and split level building product.
7. Built to boundary walls must be for non-habitable Class 10a parts of the building or garage only. All built to boundary walls must be rendered and painted or constructed with a pre-finished material. Untreated concrete and block walls are not permitted.
8. Any non-compliance with the POD provisions is to trigger an Referral Agency Assessment (RAA) application.

BUILDING ENVELOPE DIAGRAM

Scale 1:500



LEGEND

- Built to Boundary Wall
- ▼ Built to Boundary Wall - Nominated Boundary
- Wall (Ground Level)
- - - Wall (First Level)
- ■ ■ ■ Secondary frontage - No direct vehicle access
- Courtyard Lots (less than 600m2)
- Traditional Lots (600m2 and greater)

Scale 1:1250



Sheet
4 of
6

PLANS AND DOCUMENTS referred to in the
DEVELOPMENT APPROVAL

Application No: COM/2019/82

Dated: 8 August 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

- NOTES:
1. Drawn to scale on an A3 sheet.
 2. All dimensions and areas are subject to final survey and approval by G.C.C.C.
 3. Dimensions shown are to the nearest decimeter.

F	Layout Updated	HK	19/07/2023
E	No access lines updated	HK	03/11/2022
D	Updating BTB wall locations	HK	21/09/2022
C	Update to Staging & BTB wall locations	HK	14/09/2022
B	Additional details added	DJR	03/12/2020
A	Original Issue	DJR	16/11/2020
Issue	Revision	Int	Date

Title:
**Plan of Development
Stage 3**

Courtney Drive, Upper Coomera
(Described as Lots 188-192 on
RP173728)

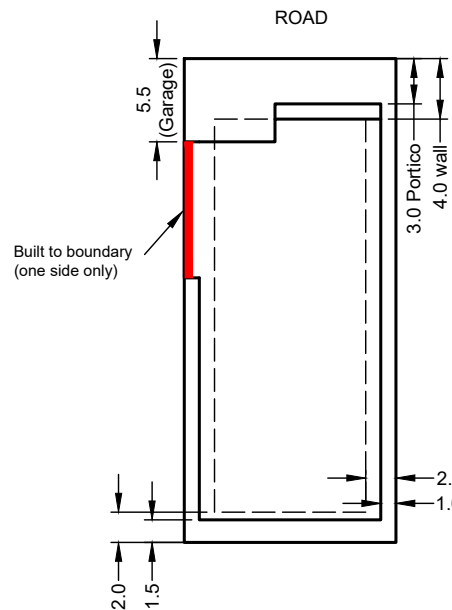
Client: **GALLERY HOMES**

Locality:	UPPER COOMERA		
Local Gov:	GCCC	Prepared By:	DR
Surveyed By:		Approved:	DR
Date Created:	16/11/2020	Scale:	1:1250
Comp File:			
Plan No:	171101_023_PRO		

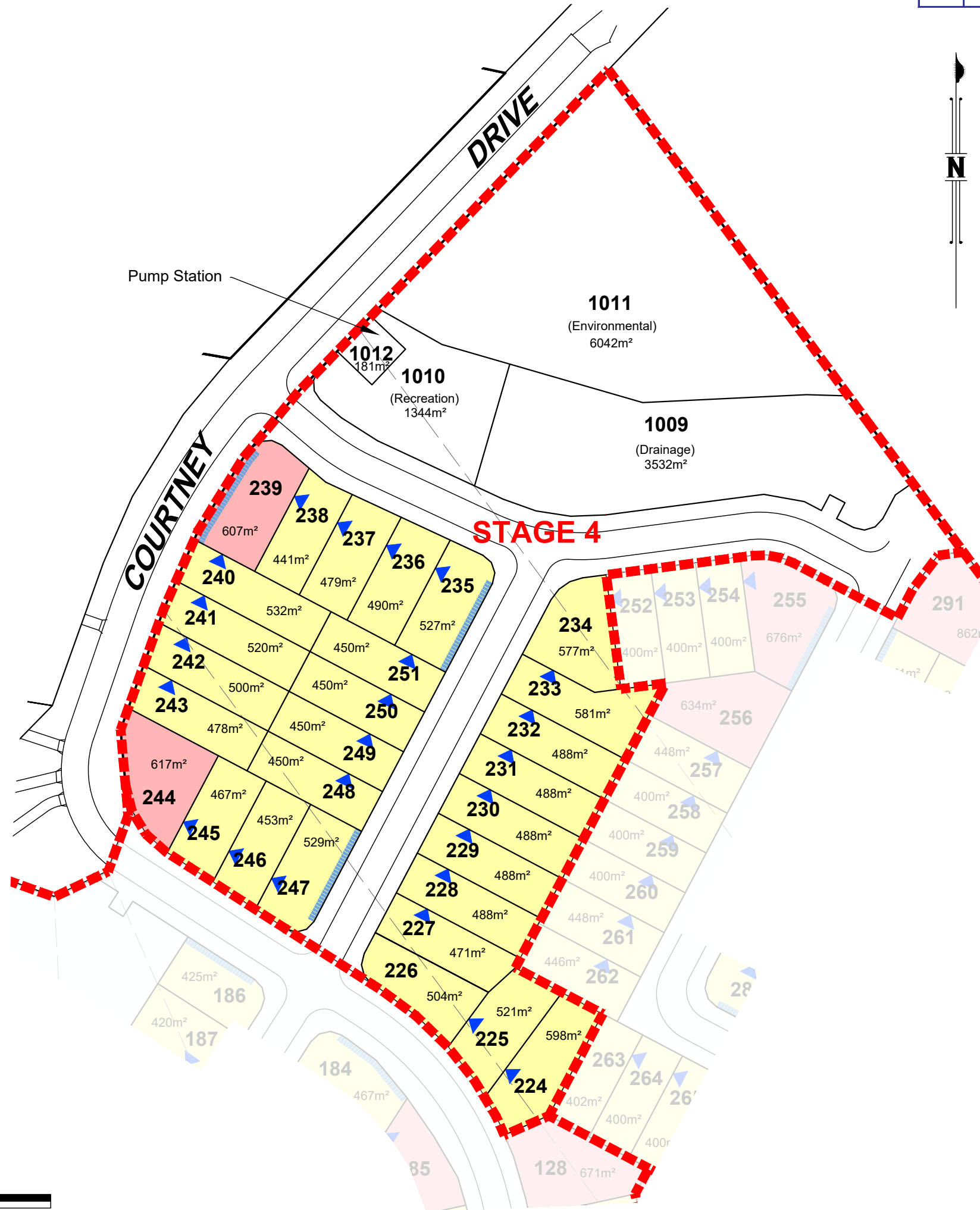
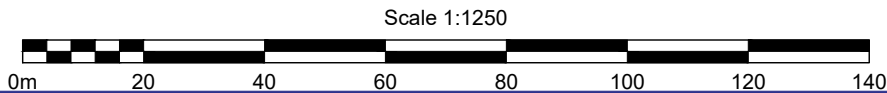
	Ground (up to 4.5m)	First (4.5m and above)
Dwelling Setbacks		
Front (Building)	4.0m (3.0m to Portico)	
Front (Garage)	5.5m	N/A
Rear	1.5m	2.0m
Side (Built to Boundary where nominated on plan)	Optional - one side only up to 9m long	2.0m
Side (Non Built to Boundary)	1.0m	2.0m
Corner Allotment Setbacks		
Secondary Frontage	2.0m	
Site Coverage (Maximum)		
Courtyard Lots (less than 600m2)	55%	
Traditional Lots (600m2 and greater)	50%	
Height of Built to Boundary wall (Maximum)	3m	

1. Front building setbacks for garages are to be measured to the face of the garage door. Front building setbacks for the balance of the façade are to be measured to the building wall. Side and rear building setbacks are to be measured to the building wall.
2. An encroachment of up to 450mm for eaves, gutters, awnings, sunscreens and privacy screens is permitted within the nominated boundary setbacks.
3. Where a retaining structure is proposed along a side or rear boundary, the setback provision is to be measured from the toe of the retaining structure.
4. Secondary frontage being the frontage with the longer dimension
5. No building or structures permitted to encroach into any easements, unless allowed within the easement provisions.
6. Lots 111-118 are subject to split level earthworks pads and split level building product.
7. Built to boundary walls must be for non-habitable Class 10a parts of the building or garage only. All built to boundary walls must be rendered and painted or constructed with a pre-finished material. Untreated concrete and block walls are not permitted.
8. Any non-compliance with the POD provisions is to trigger an Referral Agency Assessment (RAA) application.

Scale 1:500



	Built to Boundary Wall
	Built to Boundary Wall - Nominated Boundary
	Wall (Ground Level)
	Wall (First Level)
	Secondary frontage - No direct vehicle access
	Courtyard Lots (less than 600m2)
	Traditional Lots (600m2 and greater)



 **BENNETT + BENNETT**

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Surveying, Town Planning, & Spatial Services
GOLD COAST | BRISBANE | SUNSHINE COAST | NORTHERN RIVERS

www.bennettandbennett.com.au

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: COM/2019/82

Dated: 8 August 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

NOTES:

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C	Update to Staging & BTB wall locations	HK	14/09/2022
B	Additional details added	DJR	03/12/2020
A	Original Issue	DJR	16/11/2020
Issue	Revision	Int	Date

Title:

**Plan of Development
Stage 4**

Courtney Drive, Upper Coomera
(Described as Lots 188-192 on
RP173728)

Client:		GALLERY HOMES	
Locality:		UPPER COOMERA	
Local Gov:		GCCC	Prepared By: DR
Surveyed By:		Approved:	DR
Date Created:		16/11/2020	Scale: 1:1250
Comp File:			
Plan No:		171101_023_PRO	

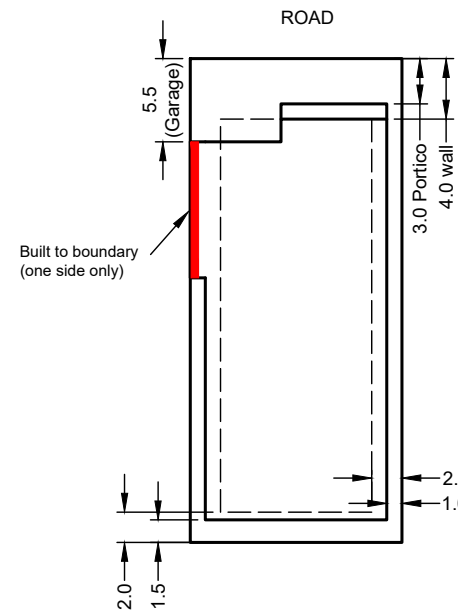
PLAN OF DEVELOPMENT

	Ground (up to 4.5m)	First (4.5m and above)
Dwelling Setbacks		
Front (Building)	4.0m (3.0m to Portico)	
Front (Garage)	5.5m	N/A
Rear	1.5m	2.0m
Side (Built to Boundary where nominated on plan)	Optional - one side only up to 9m long	2.0m
Side (Non Built to Boundary)	1.0m	2.0m
Corner Allotment Setbacks		
Secondary Frontage	2.0m	
Site Coverage (Maximum)		
Courtyard Lots (less than 600m2)	55%	
Traditional Lots (600m2 and greater)	50%	
Height of Built to Boundary wall (Maximum)	3m	

1. Front building setbacks for garages are to be measured to the face of the garage door. Front building setbacks for the balance of the façade are to be measured to the building wall. Side and rear building setbacks are to be measured to the building wall.
2. An encroachment of up to 450mm for eaves, gutters, awnings, sunscreens and privacy screens is permitted within the nominated boundary setbacks.
3. Where a retaining structure is proposed along a side or rear boundary, the setback provision is to be measured from the toe of the retaining structure.
4. Secondary frontage being the frontage with the longer dimension
5. No building or structures permitted to encroach into any easements, unless allowed within the easement provisions.
6. Lots 111-118 are subject to split level earthworks pads and split level building product.
7. Built to boundary walls must be for non-habitable Class 10a parts of the building or garage only. All built to boundary walls must be rendered and painted or constructed with a pre-finished material. Untreated concrete and block walls are not permitted.
8. Any non-compliance with the POD provisions is to trigger an Referral Agency Assessment (RAA) application.

BUILDING ENVELOPE DIAGRAM

Scale 1:500



LEGEND

- Built to Boundary Wall
- ▼ Built to Boundary Wall - Nominated Boundary
- Wall (Ground Level)
- Wall (First Level)
- ▒ Secondary frontage - No direct vehicle access
- Courtyard Lots (less than 600m2)
- Traditional Lots (600m2 and greater)

Scale 1:1250



PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: COM/2019/82

Dated: 8 August 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



- NOTES:
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D	Updating BTB wall locations	HK	21/09/2022
C	Update to Staging & BTB wall locations	HK	14/09/2022
B	Additional details added	DJR	03/12/2020
A	Original Issue	DJR	16/11/2020
Issue	Revision	Int	Date

Title:
Plan of Development
Stage 5

Courtney Drive, Upper Coomera
(Described as Lots 188-192 on RP173728)

Client: GALLERY HOMES

Locality:	UPPER COOMERA		
Local Gov:	GCCC	Prepared By:	D
Surveyed By:		Approved:	D
Date Created:	16/11/2020	Scale:	1:125
Comp File:			
Plan No:	171101_023_PRO		