

Section 3
PLANS



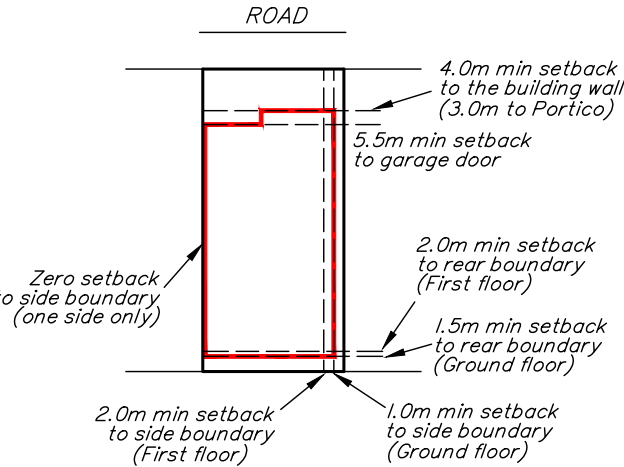
PLAN OF DEVELOPMENT

BUILDING SETBACK PROVISIONS

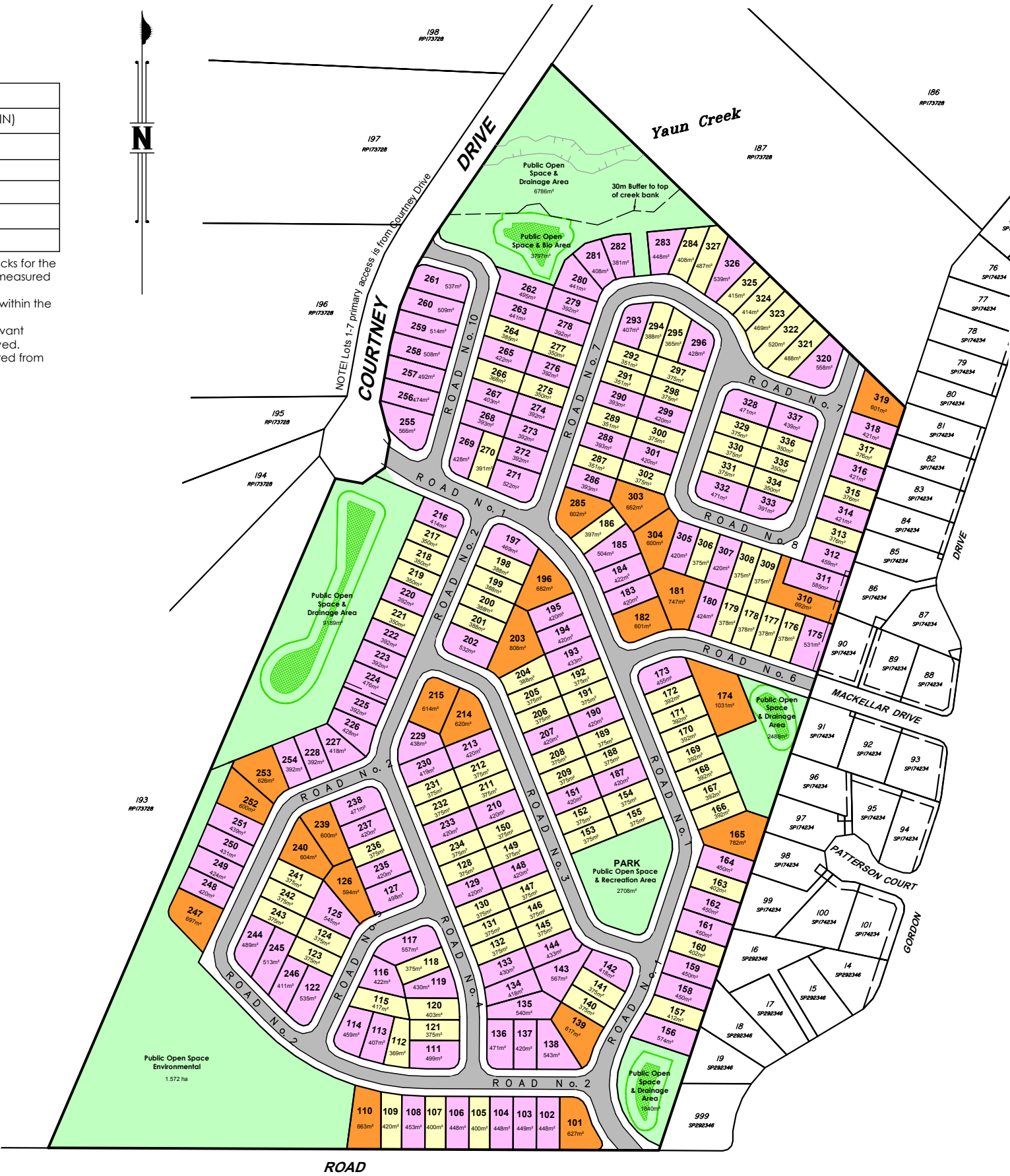
POD Siting Provisions (Courtyard, Traditional, and Premium Traditional Lots)		
SETBACKS	GROUND FLOOR SETBACK (MIN)	FIRST FLOOR SETBACK (MIN)
Front - Garage	5.5m	N/A
- Building	4.0m (3.0m to Portico)	4.5m
Side	Zero (on one side only) otherwise 1.0m	2m
Rear	1.5m	2m
Site Cover	60% (inclusive of 10% covered outdoor private open space)	

- (i) 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.
- (ii) An encroachment of up to 450mm for eaves, gutters, awnings, sunscreens and privacy screens is permitted within the nominated boundary setbacks.
- (iii) Where compliance with the above siting provisions are not achieved, compliance with the intent of the relevant Performance Outcomes of the Low Density Residential Zone of the Gold Coast City Plan 2016 is to be achieved.
- (iv) 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.

BUILDING SETBACK DIAGRAM
(Courtyard, Traditional, and Premium Traditional Lots)



Extent of total building area



DEVELOPMENT SUMMARY	
Premium Traditional Lots	- 22
Traditional Lots	- 115
Courtyard Lots	- 100
Total No of Lots	- 237

- LEGEND
- Existing Yaun Creek Bank
 - 30 metre Yaun Creek buffer line
 - Proposed public open space
 - Proposed Footpath
 - Proposed detention basin

- LOT TYPOLOGY LEGEND
- Courtyard Lot (Min 12.5m wide & Min 350m²)
 - Traditional Lot (Min 14.0m wide & Min 337m²)
 - Premium Traditional Lot (Min 14.0m wide & Min 600m²)

DEVELOPMENT AREAS LEGEND	
Total Site Area	18.849 ha
Proposed Public Open Space (Environmental)	1.572 ha
Proposed Public Open Space (Drainage)	2.41 ha
Proposed Public Open Space (Recreation)	2708m²
Proposed Net Developable Area	14.723 ha
Proposed Density	16.1 dwellings/ha

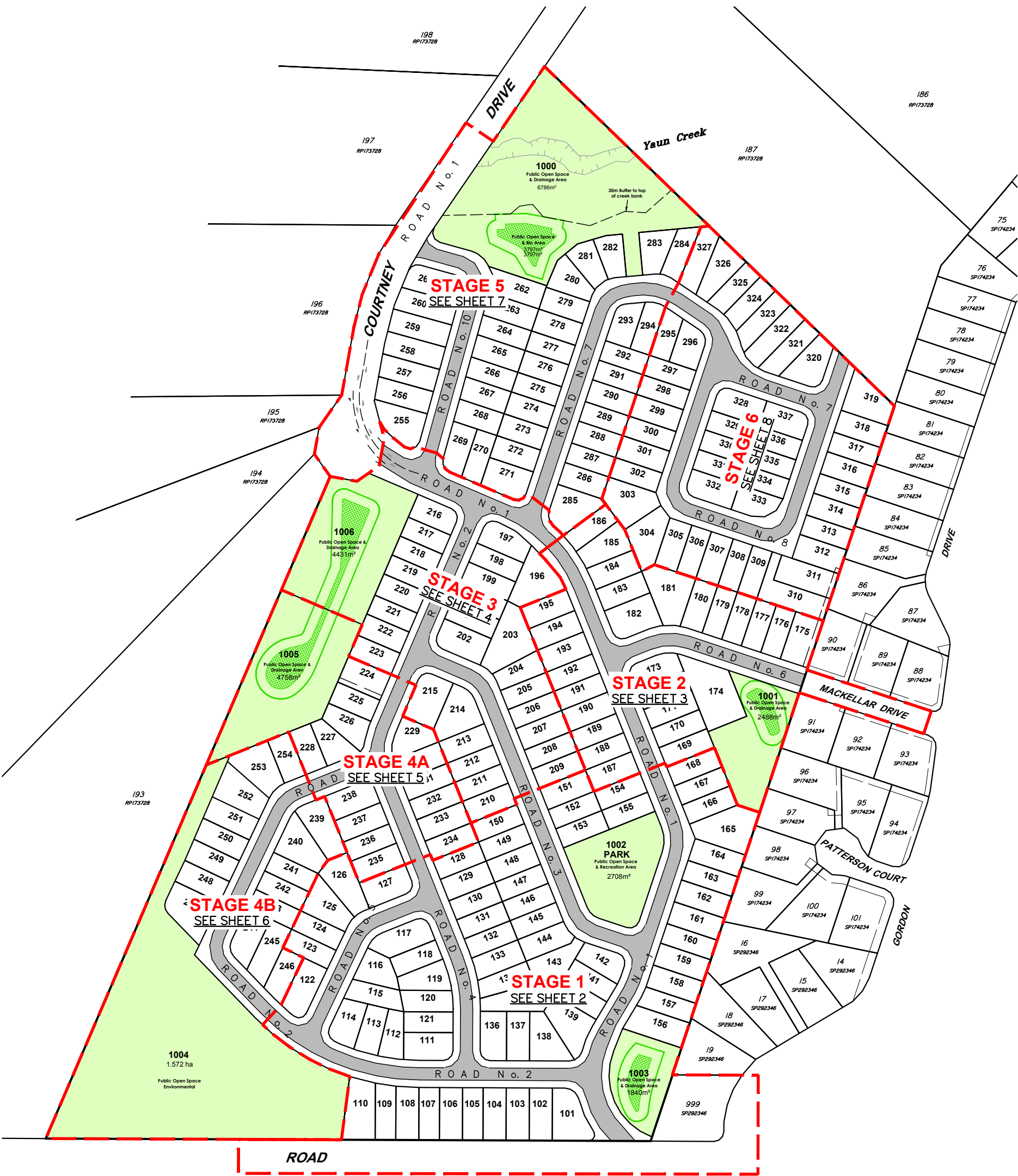
- NOTES:
1. Drawn to scale on an A3 sheet.
 2. All levels are in metres on the Australian Height Datum referred to PM 170053 RL 41.38 AHD.
 3. Contour Interval: 2.0m
 4. All dimensions and areas are subject to final survey and approval by G.C.C.C.
 5. Registered Owner

P	Amended Lot No's	BRJ	28/03/2019
O	Detention Basins Amended	JEW	20/09/2018
N	157 - 163 Updated	JEW	18/09/2018
M	New Layout	SDS	20/08/2018
L	New Layout	SDS	19/06/2018
K	Layout Updated	JKC	12/06/2018
J	Minor Changes	SDS	22/05/2018
I	Layout Updated	JKC	14/03/2018
H	Layout Updated	JKC	8/03/2018
Issue	Revision	Int	Date

Title:
**Plan of Development
Lots 188-192 on RP173728**
(79-99 Courtney Drive, Upper Coomera)

Client: **GALLERY HOMES**

Locality:	UPPER COOMERA		
Local Gov:	GCCC	Prepared By:	SS
Surveyed By:		Approved:	GS
Date Created:	19/9/2017	Scale:	1:3000
Comp File:			
Plan No:	171101_100_002_MIS		



DEVELOPMENT SUMMARY	
Stage 1	- 68
Stage 2	- 27
Stage 3	- 28
Stage 4A	- 15
Stage 4B	- 16
Stage 5	- 40
Stage 6	- 43
TOTAL	237 Lots

LEGEND
Stage boundary - - - - -

DEVELOPMENT AREAS LEGEND	
Total Site Area	18,849 ha
Proposed Public Open Space (Environmental)	1,572 ha
Proposed Public Open Space (Drainage)	2,41 ha
Proposed Public Open Space (Recreation)	2708m²
Proposed Net Developable Area	14,597 ha
Proposed Density	16.1 dwellings/ha
Length of New Road	2541m
Area of New Road	4,163 ha

NOTES:
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3. Dimensions shown are to the nearest decimeter.

Issue	Revision	Int	Date
A	Original Issue		
B	Layout Updated	JKC	12/06/2018
C	Layout Updated	SDS	27/08/2018
D	Lot 1004 + 157 - 163	JEW	18/09/2018
E	Detention basins Amended	JEW	20/09/2018
F	Staging amended	SDS	26/11/2018
G	Staging Amended	SDS	11/12/2018
H	Staging amended	SDS	1/02/2019
I	Staging Amended	D.J.L	12/02/2019
J	Staging Amended	SDS	25/03/2019
K	Lot No's changed	BRJ	28/03/2019

**Plan of Proposed Staged
Subdivision of Lots 101-337**
Cancelling Lots 188-192 on
RP173728

Client: **GALLERY HOMES**

Locality: **UPPER COOMERA**

Local Gov: **GCCC** Prepared By: **SDS**

Surveyed By: **Approved: GWS**

Date Created: **15/5/2018** Scale: **1:2500**

Comp File:

Plan No: **171101_005_PRO**



DEVELOPMENT SUMMARY	
Stage 1	
No of Lots	68
Total Site Area	4.81 ha
Total Open Space Area	4548 m²
Total Development Area	4.355 ha
Total Length of New Road	834 m
Area of New Road	1.348 ha

LEGEND
Stage boundary - - - - -

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K	Lot No's changed	BRJ	28/03/2019
J	Staging Amended	SDS	25/03/2019
I	Staging Amended	DJL	12/02/2019
H	Staging amended	SDS	1/02/2019
G	Staging Amended	SDS	11/12/2018
F	Staging amended	SDS	26/11/2018
E	Detention Basins Amended	JEW	20/09/2018
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Title:
**Plan of Proposed Staged
Subdivision of Lots 101-337
Cancelling Lots 188-192 on
RP173728**

Client:	GALLERY HOMES		
Locality:	UPPER COOMERA		
Local Gov:	GCCC	Prepared By:	SDS
Surveyed By:		Approved:	GWS
Date Created:	15/5/2018	Scale:	1:1000
Comp File:			
Plan No:	171101_005_PRO		

DEVELOPMENT SUMMARY

Stage 2	
No of Lots	27
Total Site Area	2.02 ha
Total Open Space Area	2488 m ²
Total Development Area	1.771 ha
Total Length of New Road	273 m
Area of New Road	4425 m ²

LEGEND

Stage boundary - - - - -

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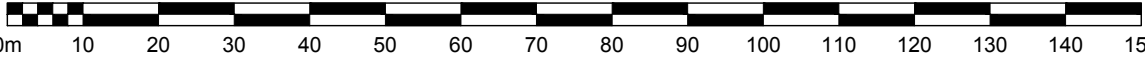
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J	Staging Amended	SDS	25/03/2019
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Client:	GALLERY HOMES		
Locality:	UPPER COOMERA		
Local Gov:	GCCC	Prepared By:	SDS
Surveyed By:		Approved:	GWS
Date Created:	15/5/2018	Scale:	1:1000
Comp File:			
Plan No:	171101_005_PRO		



Scale 1:1000





DEVELOPMENT SUMMARY

Stage 3	
No of Lots	28
Total Site Area	2.27 ha
Total Open Space Area	4431 m ²
Total Development Area	1.827 ha
Total Length of New Road	384 m
Area of New Road	6193 m ²

LEGEND

Stage boundary ———

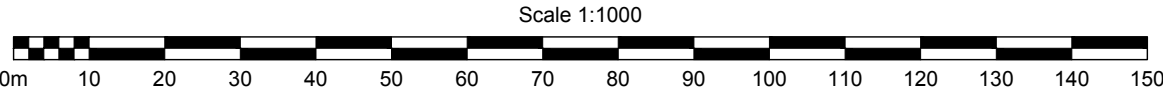
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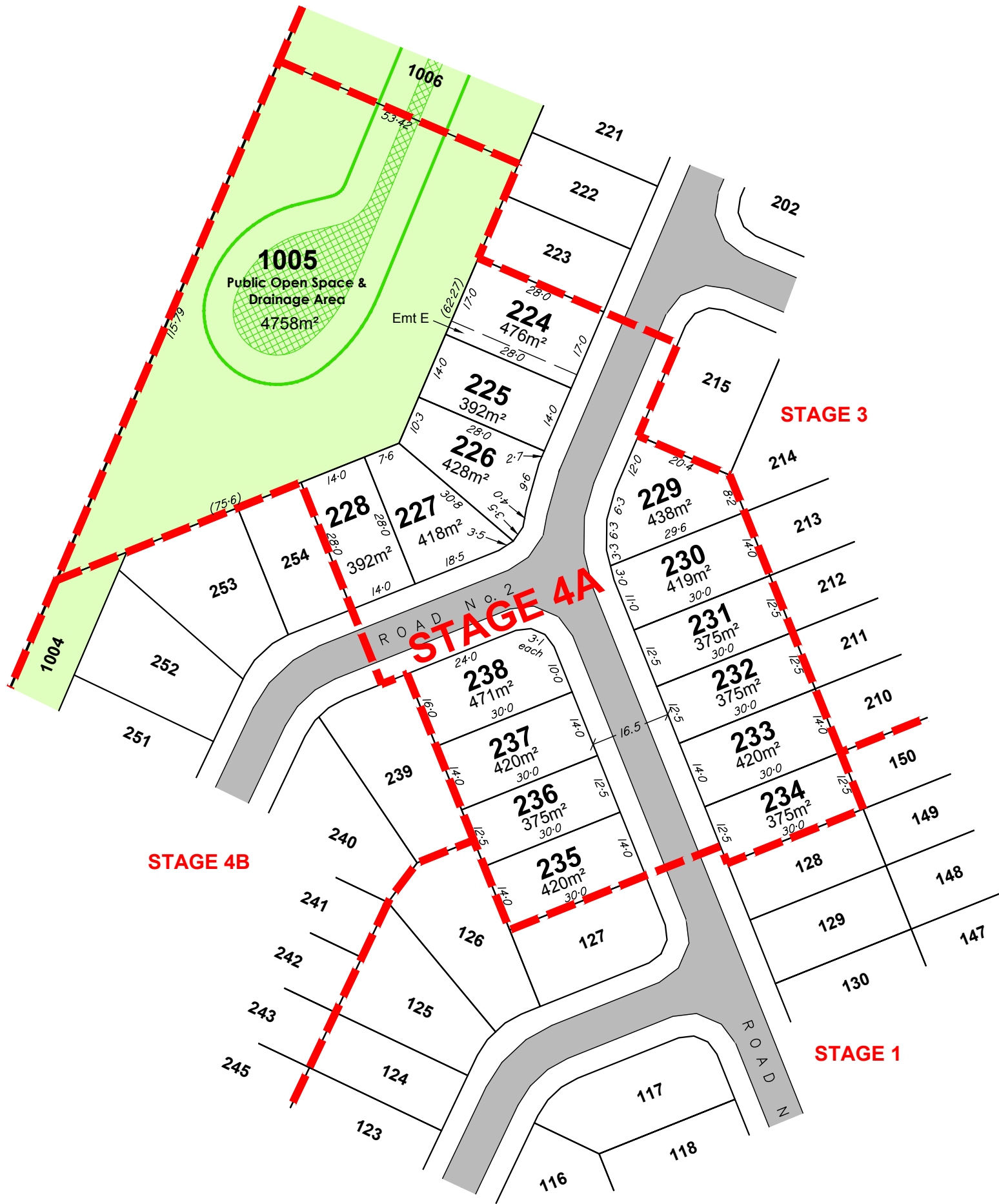
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Locality:	UPPER COOMERA		
Local Gov:	GCCC	Prepared By:	SDS
Surveyed By:		Approved:	GWS
Date Created:	15/5/2018	Scale:	1:1250
Comp File:			
Plan No:	171101_005_PRO		





DEVELOPMENT SUMMARY

Stage 4A	
No of Lots	15
Total Site Area	1.257 ha
Total Open Space Area	4758 m²
Total Development Area	7812 m²
Total Length of New Road	161 m
Area of New Road	2544 m²

LEGEND

Stage boundary ———

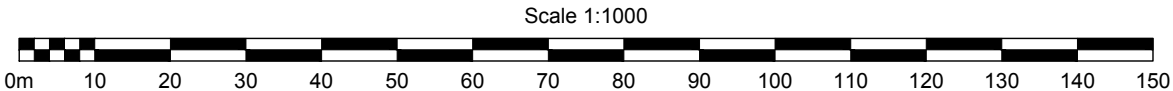
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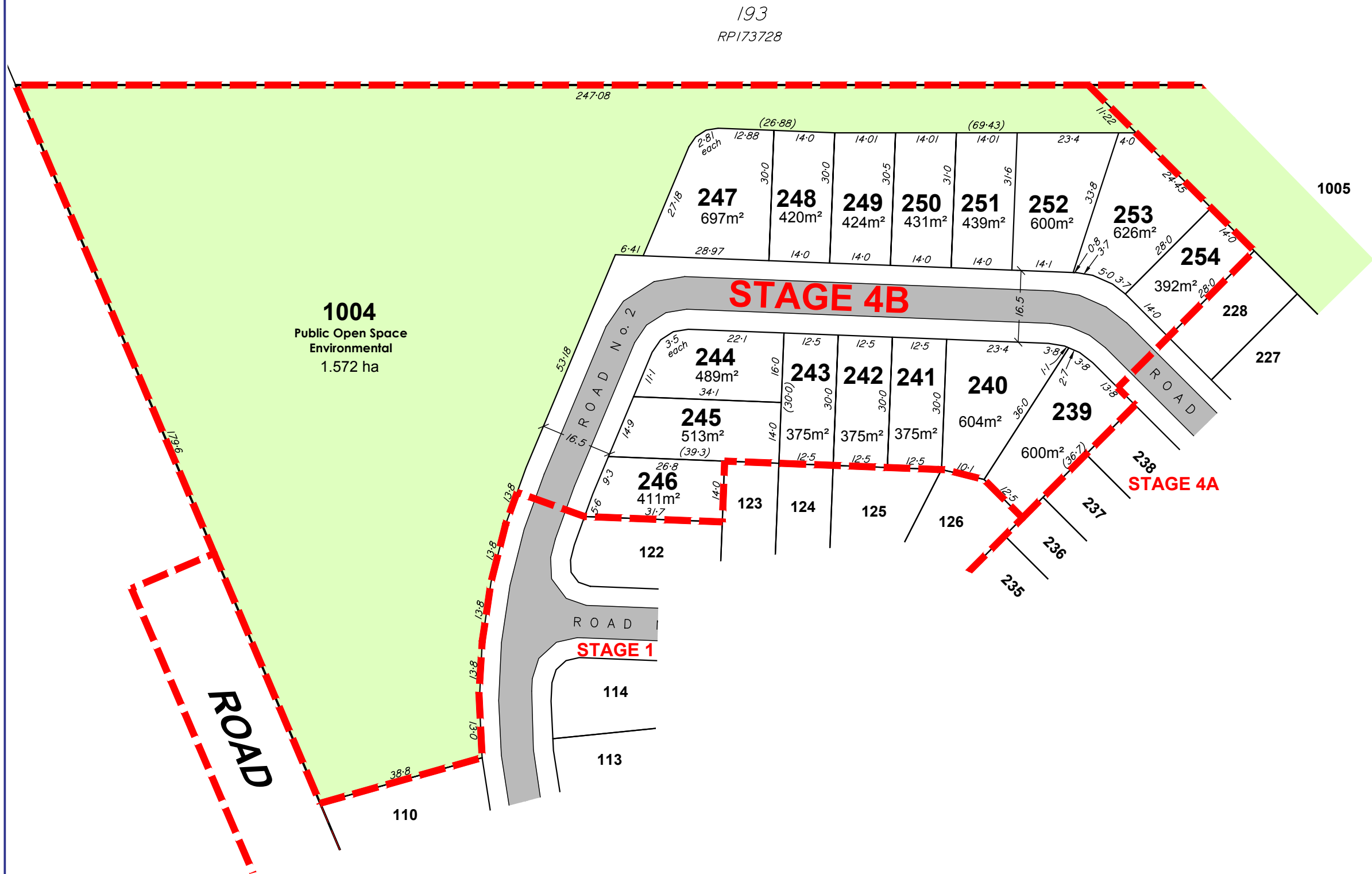
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Client: **GALLERY HOMES**

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Comp File:			
Plan No:	171101_005_PRO		





DEVELOPMENT SUMMARY

Stage 4B	
No of Lots	16
Total Site Area	2.637 ha
Total Open Space Area	1.572 ha
Total Development Area	1.065 ha
Total Length of New Road	170 m
Area of New Road	2883 m ²

LEGEND

Stage boundary - - - - -

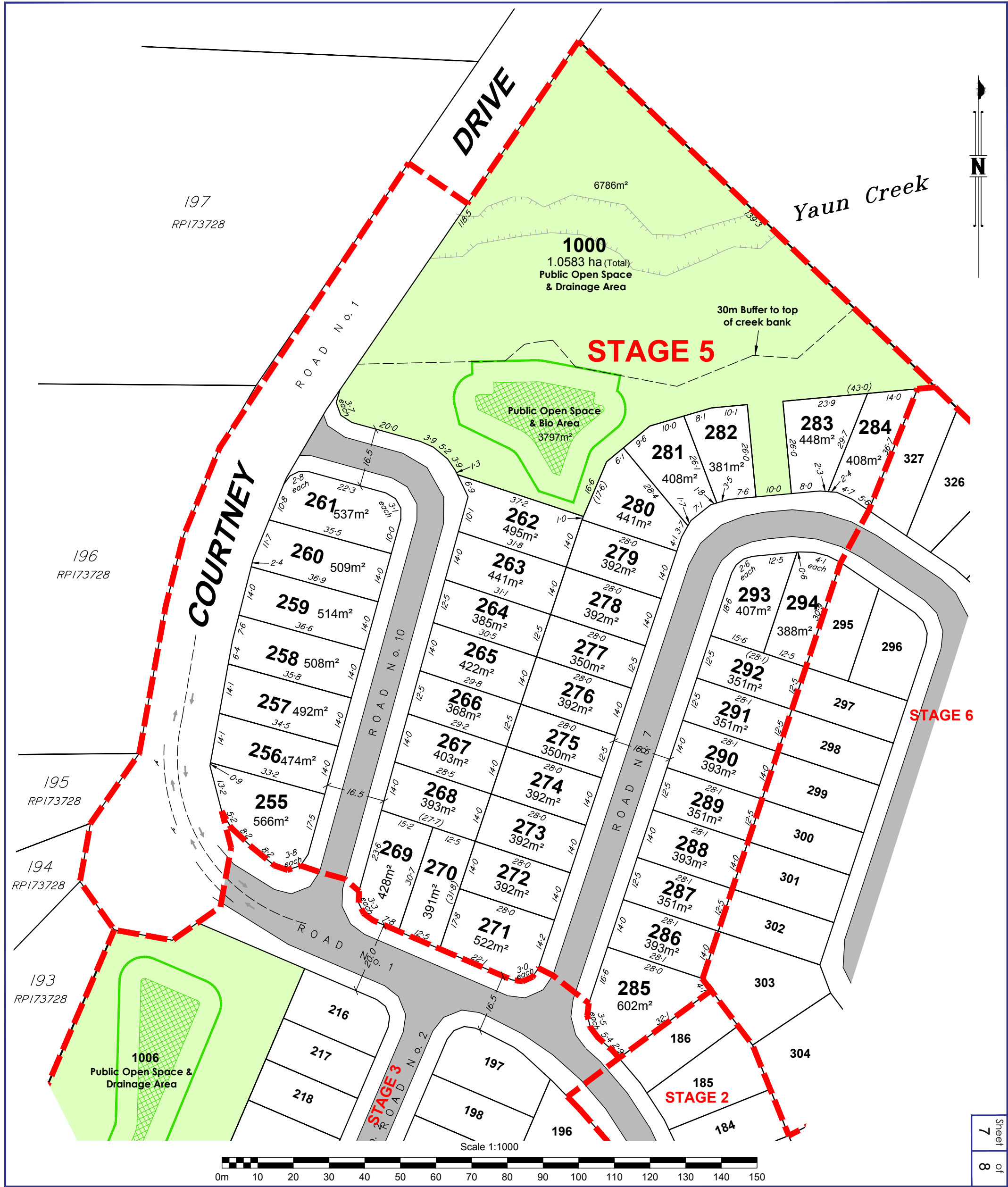
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Sheet
7 of
8

DEVELOPMENT SUMMARY

Stage 5	Stage 6
No of Lots	40
Total Site Area	3,295 ha
Total Open Space Area	1,058 ha
Total Development Area	2,237 ha
Total Length of New Road	320 m
Area of New Road	5401 m ²

LEGEND

Stage boundary ———

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K	Lot No's changed	BRJ	28/03/2019

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Client: **GALLERY HOMES**

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Local Gov:	GCCC
Prepared By:	SDS
Surveyed By:	Approved: GWS
Date Created:	15/5/2018
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Comp File:	
Plan No:	171101_005_PRO



DEVELOPMENT SUMMARY

Stage 6	
No of Lots	43
Total Site Area	2.56 ha
Total Open Space Area	0.0 ha
Total Development Area	2.56 ha
Total Length of New Road	399 m
Area of New Road	6709 m ²

LEGEND

Stage boundary ———

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