

Our Ref: Z16163.1  
Your Ref: COM/2019/82  
Emily Walsh



16 November 2022

GOLD COAST | GLADSTONE

p 07 5562 2303

info@zoneplanning.com.au

[zoneplanning.com.au](http://zoneplanning.com.au)

ABN 36 607 362 238

The Chief Executive Officer  
City of Gold Coast  
PO Box 5042  
GCMC QLD 9749

via email: [mail@goldcoast.qld.gov.au](mailto:mail@goldcoast.qld.gov.au); [ewalsh@goldcoast.qld.gov.au](mailto:ewalsh@goldcoast.qld.gov.au);

Dear Emily

**DEVELOPMENT APPLICATION FOR A DEVELOPMENT PERMIT FOR A  
RECONFIGURING A LOT & MATERIAL CHANGE OF USE AT  
79, 89, 91, 97 & 99 COURTNEY DRIVE, UPPER COOMERA  
(LOTS 188-192 RP173728)**

We write on behalf of our client, HB Land Pty Ltd, regarding the abovementioned Development Application.

Reference is made to our meeting on 8 November 2022 where the applicant and project team discussed the process for moving this application forward with Council Officers based on the State's recent approval of parts of the City Plan Major Updates 2 & 3, including the Courtney Drive Investigation Area component.

The purpose of this correspondence is to provide:

- (a) copies of the most recent technical reports submitted to Council for the application;
- (b) an updated plan of development showing revised built to boundary wall locations (**Attachment 1**);
- (c) a detailed chronology of events associated with the application (refer **Attachment 2**);
- (d) additional details of proposed driveway gradients as requested by officers at our meeting on 8 November 2022 (**Attachment 3**); and
- (e) the relevant matters supporting approval of the application, outlined in the original Planning Report and updated where necessary.

**TECHNICAL REPORTS**

Based on the discussion at our meeting, we understand that Council Officers are intending to provide the previously submitted technical reports to the relevant internal referral officers for the purpose of drafting conditions of approval – not for reassessment.

Following is a list of all current technical reports and when each was submitted to Council. The reports can be accessed separately from the electronic link provided with this response.

**14 December 2020 – Response to Further Advice**

- Statement of Landscape Intent

|                                                                                                                                                                                                                                     |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>• Open Space Management Plan</li> <li>• Rehabilitation Management Plan</li> <li>• Bushfire Management Plan</li> <li>• Stormwater Management Plan</li> <li>• Ecological Assessment</li> </ul> |
| <b>14 April 2022 – Further Advice Response</b>                                                                                                                                                                                      |
| <ul style="list-style-type: none"> <li>• Engineering Report and associated plans</li> </ul>                                                                                                                                         |
| <b>30 May 2022 – Further Advice Response</b>                                                                                                                                                                                        |
| <ul style="list-style-type: none"> <li>• Water and Sewer Capacity Report</li> </ul>                                                                                                                                                 |

## PLAN OF DEVELOPMENT

As discussed with Council Officers, following on from Council's email of 27 May 2022 confirming that there were no further layout changes required, the applicant has progressed with the detailed design of the entire subdivision. While the earthworks modelling undertaken for the development application has been extremely detailed, the additional detailed design work completed has prompted the need for several changes to the built to boundary wall locations nominated on the plan of development (POD). The changes relate to a total of 47 lots (24% of total lots proposed). Please refer to the updated POD in **Attachment 2**.

The changes to the POD are summarised as follows:

| Lot | Change                         | Lot | Change                         |
|-----|--------------------------------|-----|--------------------------------|
| 111 | Built to boundary side changed | 207 | Built to boundary side changed |
| 112 | Built to boundary side changed | 208 | Built to boundary side changed |
| 113 | Built to boundary side changed | 209 | Built to boundary side changed |
| 114 | Built to boundary side changed | 210 | Built to boundary side changed |
| 146 | Built to boundary removed      | 214 | Built to boundary removed      |
| 147 | Built to boundary side changed | 215 | Built to boundary removed      |
| 148 | Built to boundary side changed | 216 | Built to boundary removed      |
| 149 | Built to boundary added        | 244 | Built to boundary removed      |
| 160 | Built to boundary removed      | 263 | Built to boundary added        |
| 183 | Built to boundary side changed | 264 | Built to boundary side changed |
| 184 | Built to boundary removed      | 265 | Built to boundary side changed |
| 187 | Built to boundary side changed | 266 | Built to boundary side changed |
| 188 | Built to boundary side changed | 267 | Built to boundary side changed |
| 189 | Built to boundary side changed | 268 | Built to boundary side changed |
| 190 | Built to boundary side changed | 269 | Built to boundary side changed |
| 191 | Built to boundary side changed | 270 | Built to boundary removed      |
| 192 | Built to boundary side changed | 276 | Built to boundary side changed |
| 193 | Built to boundary added        | 277 | Built to boundary side changed |
| 194 | Built to boundary side changed | 282 | Built to boundary side changed |
| 195 | Built to boundary removed      | 283 | Built to boundary side changed |
| 203 | Built to boundary side changed | 284 | Built to boundary side changed |
| 204 | Built to boundary side changed | 285 | Built to boundary removed      |
| 205 | Built to boundary side changed | 226 |                                |

|     |                                |  |                                                            |
|-----|--------------------------------|--|------------------------------------------------------------|
| 206 | Built to boundary side changed |  | Built to boundary removed, secondary frontage line removed |
|-----|--------------------------------|--|------------------------------------------------------------|

## RELEVANT MATTERS

Section 45(5) of the *Planning Act 2016* outlines that the assessment of this application may be carried out against, or having regard to, any other relevant matter. While a detailed justification supporting the development has been provided throughout the various iterations of reporting submitted to Council, the following relevant matters (originally contained in the submitted Planning Report) are also provided to justify approval of the proposed development:

- The proposed development is considered to advance the purpose of the *Planning Act 2016* by facilitating ecologically sustainable development (as defined s.3 of the Act) through the preservation of extensive conservation land and the creation of a well-serviced, connected and liveable community.
- The proposal achieves the intent of the Liveable Communities and Housing State Interest conveyed in the State Planning Policy by assisting in the creation of housing diversity and affordability within the locality.
- The proposed development is reflective of the subject site's designation within the Urban Footprint under ShapingSEQ (SEQ Regional Plan 2017) and the plan's intent to facilitate extensive urban consolidation throughout the Gold Coast and achieving the set dwelling targets.
- The proposed development complies with Purpose of the Emerging Community Zone (of which it will be zoned as per Major Update 2 and 3) by identifying land that is suitable for suburban development and facilitating its conversion to urban purposes.
- The proposal is generally reflective of the development intent assigned to the land under the Council endorsed Upper Coomera Investigation Area Study and associated draft Concept Plan which have been used to inform the Upper Coomera Conceptual Land Use Map (CLUM) included in Major Update 2 and 3 which was approved by the Planning Minister on 17 October 2022.
- Extensive planning studies and investigations (including community consultation processes) have been undertaken in regard to the Courtney Drive area and deemed suitable for urban development purposes. These studies and investigations (including consultation findings) have all been endorsed by Council dating back to 2014.
- The Upper Coomera Investigation Area has been identified as Council's top priority for urban land release contributing to the continued urban land supply for the City.
- The development complies with the applicable Performance Outcomes and Purpose of the Environment Significance Overlay Code by identifying and protecting the matters of environmental significance, identified on the site through extensive fieldwork, in situ through the dedication of approximately 14.3% of the gross site area as environmental open space to Council, in addition to the 27,550m<sup>2</sup> (14.6% of site area) of land dedicated to Council for recreation and drainage purposes.

- The proposed development has been designed to manage and mitigate any potential impacts from natural hazards such as bushfire and landslide as demonstrated through the specialist reports submitted with this application and the implementation of the recommendations contained therein.
- The development has been designed to enhance connectivity for pedestrians, vehicles and fauna demonstrating compliance with the 'structure planning' intent conveyed through the New Communities Element of the Strategic Framework, and as envisaged by the Investigation Area Draft Concept Plan, fostering the creation of connected and liveable communities as is desired by the strategic intent of the City Plan.
- City Plan Major Updates 2 & 3, including the Courtney Drive Investigation Area, were approved by the Planning Minister on 17 October 2022 and now await final Council adoption and commencement.
- Since the lodgement of the application, demand for housing, particularly residential lots, has grown with the City and South East Queensland more broadly experiencing heightened demand for housing, reinforcing the need to facilitate the delivery of this much needed development in a timely manner.
- The Gold Coast Dwelling Supply Study as at August 2019 identified that, at that point in time, the city has the capacity to deliver approximately 24,591 extra dwellings by 2041 (excluding Courtney Drive), with only 11,038 dwellings having a medium to high likelihood of occurring in that timeframe based on economic conditions at that time, accounting to approximately 2 years of detached dwelling stock. The proposed development will contribute to the delivery of much needed greenfield housing to support the current demand.

## CONCLUSION

The applicant appreciates Council Officers being willing to work with the project team to resolve the application now that City Plan Major Updates 2 and 3 have been approved by the Minister. While it is a busy time of year, Council's offer to endeavour to provide draft conditions of approval to the application to review prior to the Christmas break is greatly appreciated.

We trust this information is sufficient for your purposes; however, should you require any further details or clarification, please do not hesitate to contact Daniel Krause or the undersigned on (07) 5562 2303.

Yours sincerely

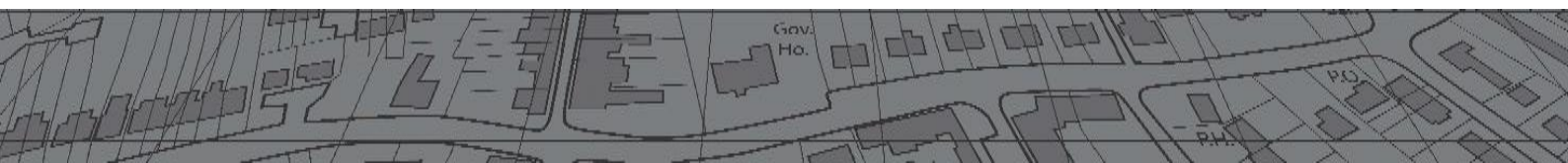


**DAVID GEYER | DIRECTOR**  
**ZONE PLANNING GROUP**



# **ATTACHMENT 1**

## **Updated Plan of Development**



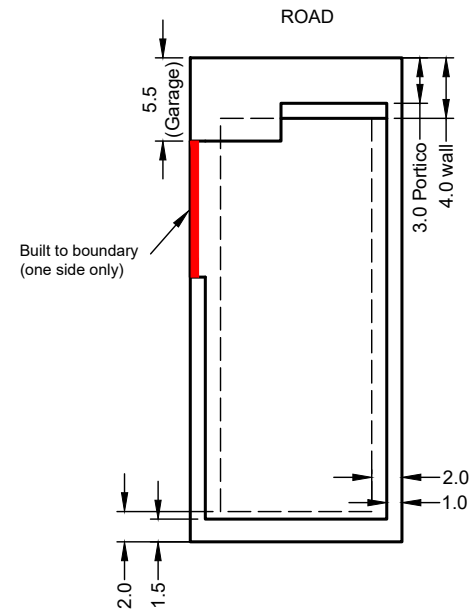
PLAN OF DEVELOPMENT

|                                                  | Ground<br>(up to 4.5m)                 | First<br>(4.5m and above) |
|--------------------------------------------------|----------------------------------------|---------------------------|
| <b>Dwelling Setbacks</b>                         |                                        |                           |
| 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                      |
| <b>Corner Allotment Setbacks</b>                 |                                        |                           |
| Secondary Frontage                               | 2.0m                                   |                           |
| <b>Site Coverage (Maximum)</b>                   |                                        |                           |
| Courtyard Lots (less than 600m2)                 | 60%                                    |                           |
| Traditional Lots (600m2 and greater)             | 50%                                    |                           |

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.

BUILDING ENVELOPE DIAGRAM

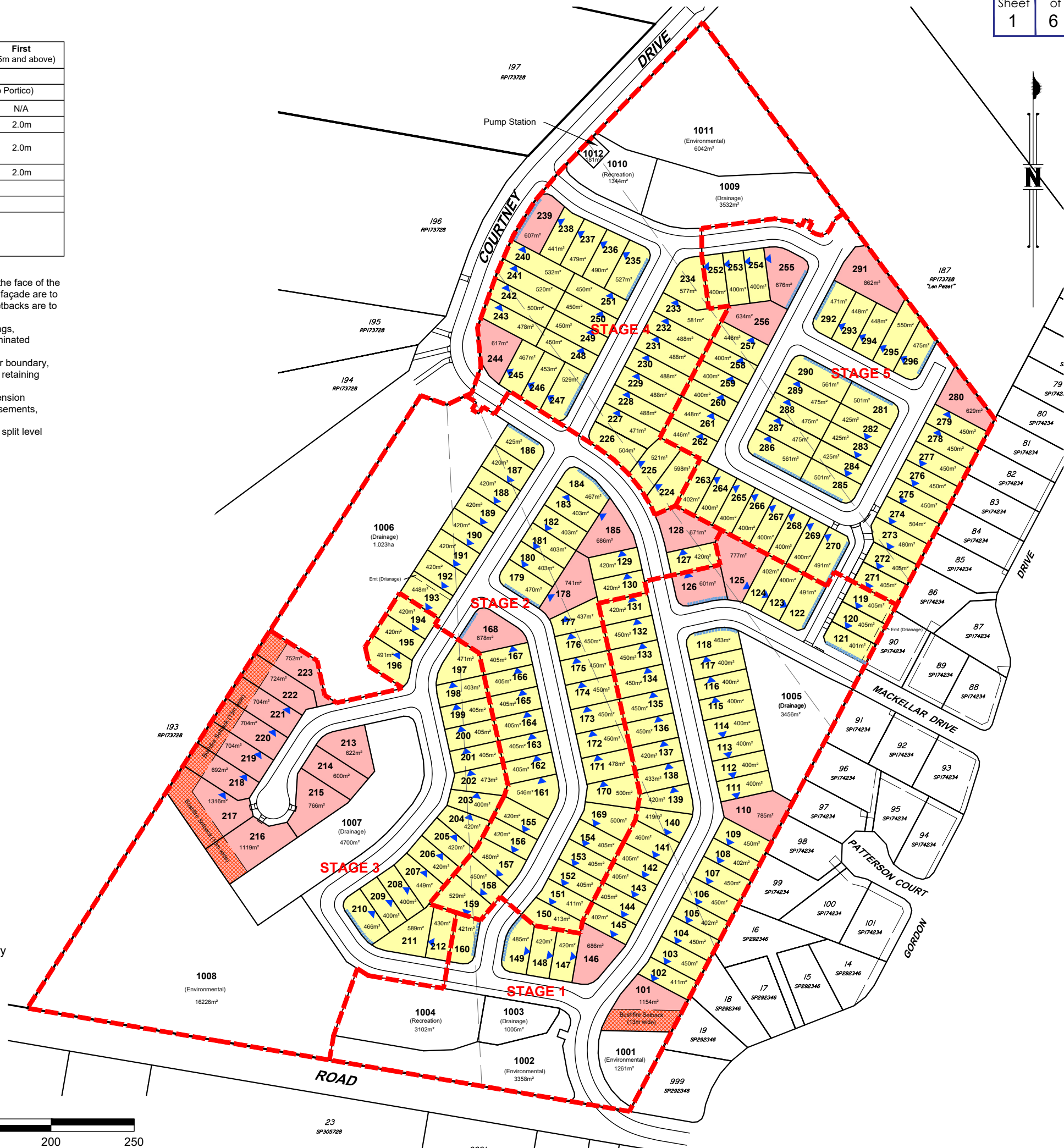
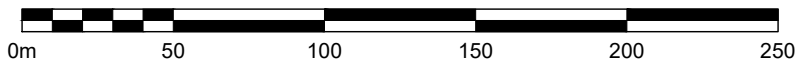
Scale 1:500



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



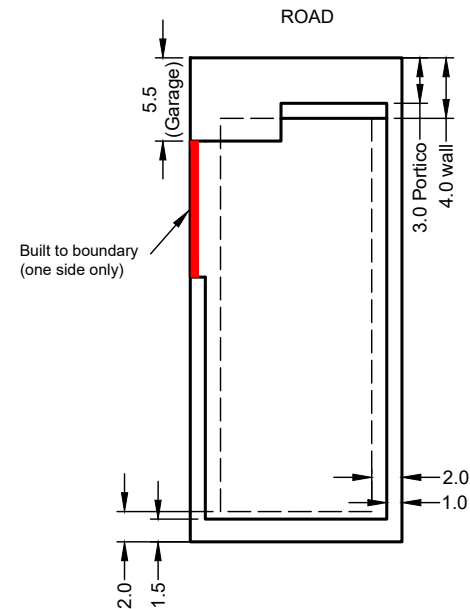
PLAN OF DEVELOPMENT

|                                                  | Ground<br>(up to 4.5m)                 | First<br>(4.5m and above) |
|--------------------------------------------------|----------------------------------------|---------------------------|
| <b>Dwelling Setbacks</b>                         |                                        |                           |
| 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                      |
| <b>Corner Allotment Setbacks</b>                 |                                        |                           |
| Secondary Frontage                               | 2.0m                                   |                           |
| <b>Site Coverage (Maximum)</b>                   |                                        |                           |
| Courtyard Lots (less than 600m2)                 | 60%                                    |                           |
| Traditional Lots (600m2 and greater)             | 50%                                    |                           |

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.

BUILDING ENVELOPE DIAGRAM

Scale 1:500

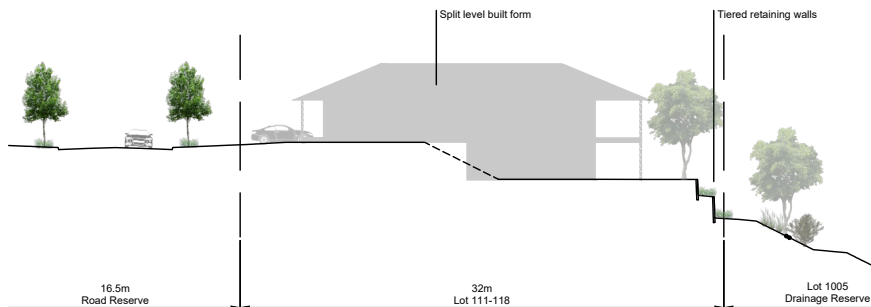


LEGEND

- 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)

LOTS 11-118 TYPICAL SECTION

Scale 1:500



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



- 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.

|       |                                        |     |            |
|-------|----------------------------------------|-----|------------|
| 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: | DR     |
| Surveyed By:  |                | Approved:    | DR     |
| Date Created: | 16/11/2020     | Scale:       | 1:1500 |
| Comp File:    |                |              |        |
| Plan No:      | 171101_023_PRO |              |        |

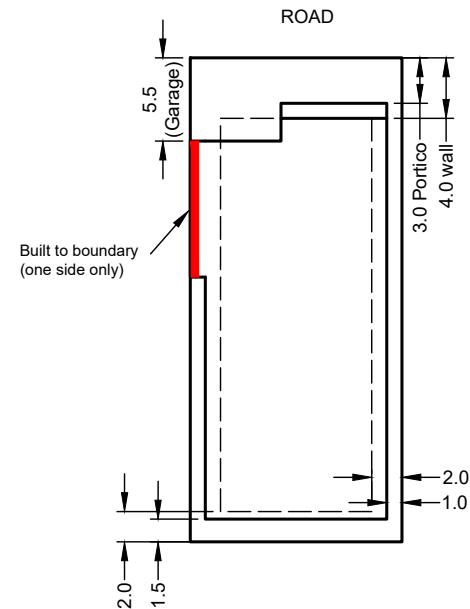
PLAN OF DEVELOPMENT

|                                                  | Ground<br>(up to 4.5m)                 | First<br>(4.5m and above) |
|--------------------------------------------------|----------------------------------------|---------------------------|
| <b>Dwelling Setbacks</b>                         |                                        |                           |
| 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                      |
| <b>Corner Allotment Setbacks</b>                 |                                        |                           |
| Secondary Frontage                               | 2.0m                                   |                           |
| <b>Site Coverage (Maximum)</b>                   |                                        |                           |
| Courtyard Lots (less than 600m2)                 | 60%                                    |                           |
| Traditional Lots (600m2 and greater)             | 50%                                    |                           |

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.

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



- 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.

|       |                                        |     |            |
|-------|----------------------------------------|-----|------------|
| 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 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 |              |        |

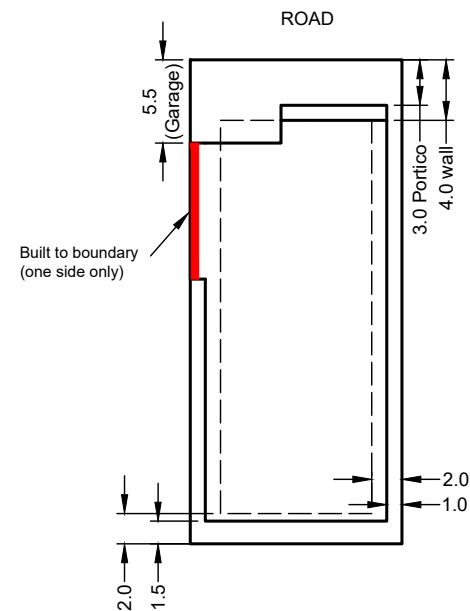
PLAN OF DEVELOPMENT

|                                                  | Ground<br>(up to 4.5m)                 | First<br>(4.5m and above) |
|--------------------------------------------------|----------------------------------------|---------------------------|
| <b>Dwelling Setbacks</b>                         |                                        |                           |
| 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                      |
| <b>Corner Allotment Setbacks</b>                 |                                        |                           |
| Secondary Frontage                               | 2.0m                                   |                           |
| <b>Site Coverage (Maximum)</b>                   |                                        |                           |
| Courtyard Lots (less than 600m2)                 | 60%                                    |                           |
| Traditional Lots (600m2 and greater)             | 50%                                    |                           |

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.

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)

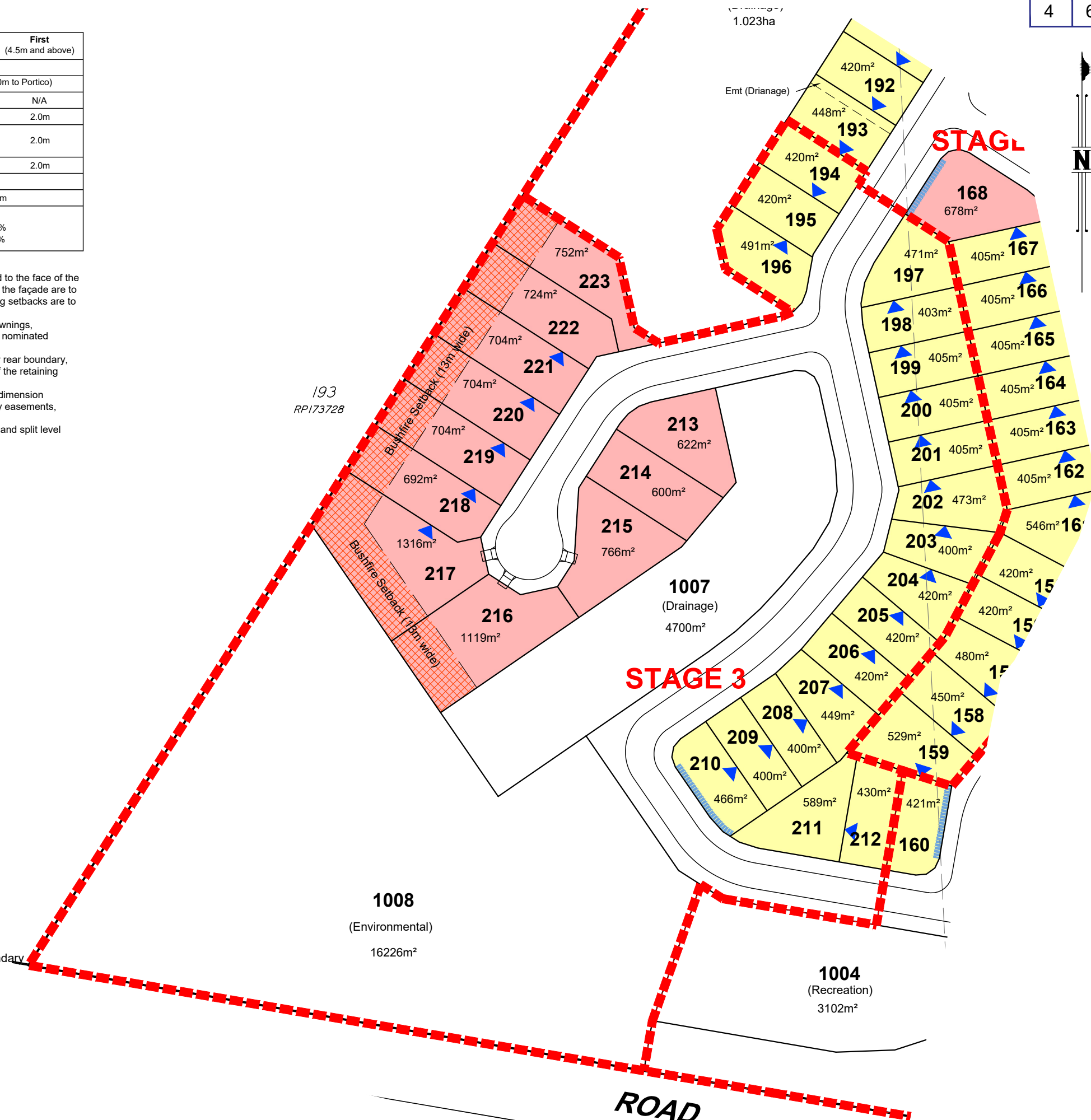
Scale 1:1250



Sheet  
4 of  
6

**BENNETT + BENNETT**

PO Box 5021, GCMC QLD 9726  
Ph: (07) 5631 8000  
mail@bennettandbennett.com.au  
**Surveying, Town Planning & Spatial Services**  
GOLD COAST | BRISBANE | SUNSHINE COAST | IPSWICH  
[www.bennettandbennett.com.au](http://www.bennettandbennett.com.au)



- 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.

|       |                                        |     |            |
|-------|----------------------------------------|-----|------------|
| 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:       | <b>GALLERY HOMES</b>  |              |        |
| 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:      | <b>171101_023_PRO</b> |              |        |

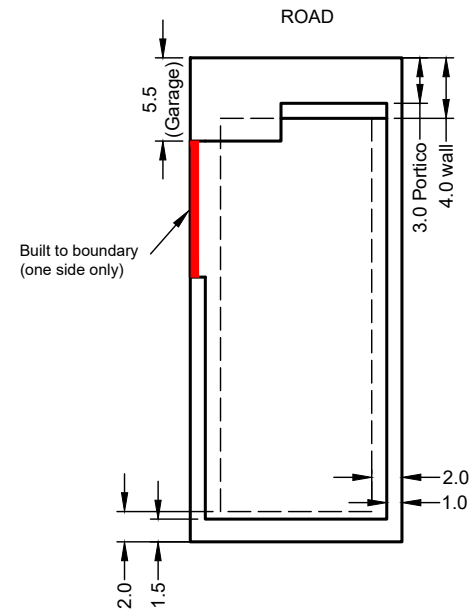
PLAN OF DEVELOPMENT

|                                                  | Ground<br>(up to 4.5m)                 | First<br>(4.5m and above) |
|--------------------------------------------------|----------------------------------------|---------------------------|
| <b>Dwelling Setbacks</b>                         |                                        |                           |
| 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                      |
| <b>Corner Allotment Setbacks</b>                 |                                        |                           |
| Secondary Frontage                               | 2.0m                                   |                           |
| <b>Site Coverage (Maximum)</b>                   |                                        |                           |
| Courtyard Lots (less than 600m2)                 | 60%                                    |                           |
| Traditional Lots (600m2 and greater)             | 50%                                    |                           |

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.

BUILDING ENVELOPE DIAGRAM

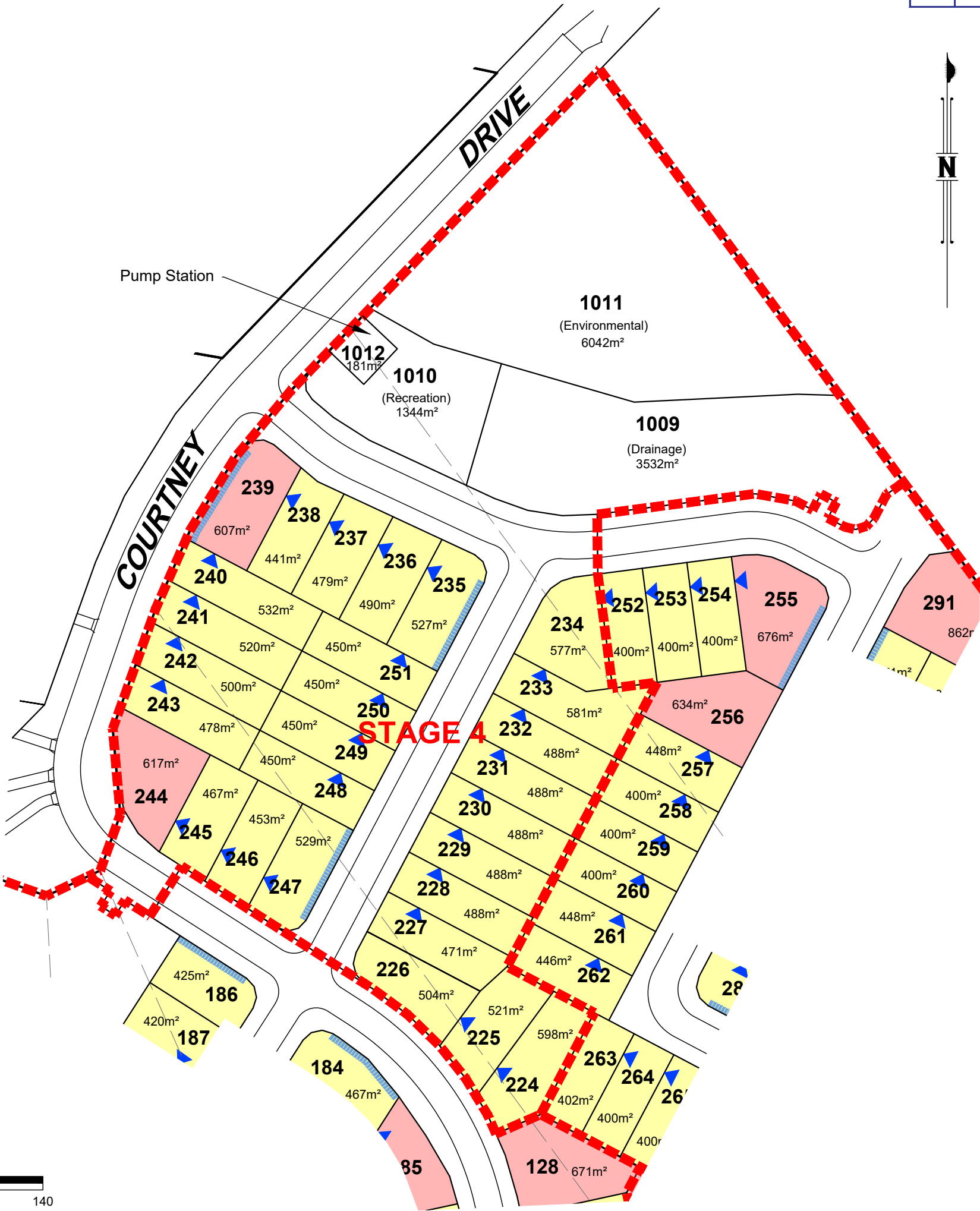
Scale 1:500



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



- 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.

|       |                                        |     |            |
|-------|----------------------------------------|-----|------------|
| 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:                                                                |                |              |        |
| <b>Plan of Development Stage 4</b>                                    |                |              |        |
| 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 |              |        |

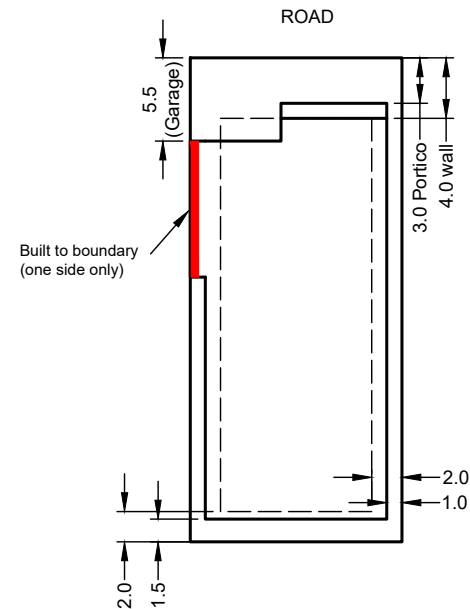
PLAN OF DEVELOPMENT

|                                                  | Ground<br>(up to 4.5m)                 | First<br>(4.5m and above) |
|--------------------------------------------------|----------------------------------------|---------------------------|
| <b>Dwelling Setbacks</b>                         |                                        |                           |
| 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                      |
| <b>Corner Allotment Setbacks</b>                 |                                        |                           |
| Secondary Frontage                               | 2.0m                                   |                           |
| <b>Site Coverage (Maximum)</b>                   |                                        |                           |
| Courtyard Lots (less than 600m2)                 | 60%                                    |                           |
| Traditional Lots (600m2 and greater)             | 50%                                    |                           |

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.

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  
6 of  
6

PO Box 5021, GCMC QLD 9726

Ph: (07) 5631 8000

mail@bennettandbennett.com.au

**Surveying, Town Planning & Spatial Services**

GOLD COAST | BRISBANE | SUNSHINE COAST | IPSWICH

[www.bennettandbennett.com.au](http://www.bennettandbennett.com.au)



- 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.

|       |                                        |     |            |
|-------|----------------------------------------|-----|------------|
| 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 5**

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

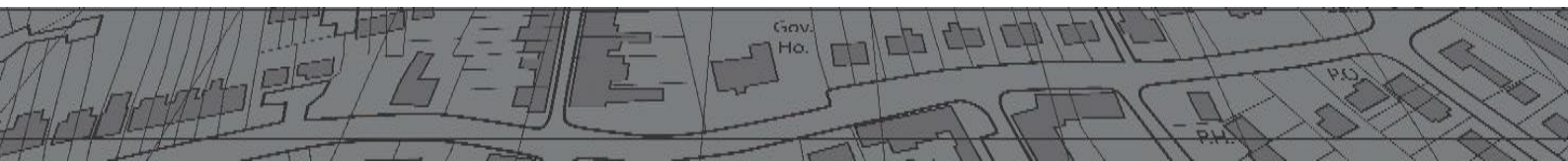
Client: **GALLERY HOMES**

|               |                       |              |        |
|---------------|-----------------------|--------------|--------|
| 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:      | <b>171101_023_PRO</b> |              |        |



## **ATTACHMENT 2**

### **Chronology of Events**



### Chronology of Key Milestones / Actions for COM/2019/82

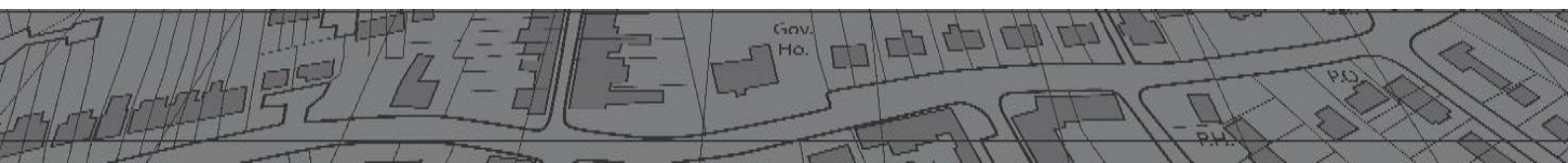
|                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 21 Jun 17                                                  | Meeting held with Council officers to discuss the Courtney Drive, Upper Coomera Investigation Area Study and the potential development of the site                                                                                                                                                                                                                                                                                                                          |
| 10 Nov 17                                                  | Letter received from Council confirming included in the draft City Plan Update. Advised amendment process is likely to take 18 months including a public consultation period following State Government review                                                                                                                                                                                                                                                              |
| 23 Nov 17                                                  | Prelodgement Meeting held with Council's Development Assessment officers. Note, a representative from Council's strategy planning section was also in attendance                                                                                                                                                                                                                                                                                                            |
| Date unknown                                               | Meeting held with Council officers advising intent to lodge the application and agreement application will be assessed in regard to proposed scheme amendments but will not be decided until amendments take affect                                                                                                                                                                                                                                                         |
| 22 May 19                                                  | Development application lodged to Council                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| 5 Jun 19                                                   | Confirmation Notice received from Council confirming application 'properly made'                                                                                                                                                                                                                                                                                                                                                                                            |
| 6 Jun 19                                                   | Application referred to SARA for State interest assessment                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 7 Jun 19                                                   | Referral Confirmation Notice received from SARA confirming application 'properly referred'                                                                                                                                                                                                                                                                                                                                                                                  |
| 3 Jul 19                                                   | SARA Referral Response Notice received confirming State has 'no requirements'                                                                                                                                                                                                                                                                                                                                                                                               |
| 12 Jul 19                                                  | Council issued a combined Amended Confirmation Notice and Information Request                                                                                                                                                                                                                                                                                                                                                                                               |
| 8 Nov 19                                                   | Response to Council's Information Request was submitted                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 15 Nov 19                                                  | Notice of Intent to Commence for Public Notification provided to Council                                                                                                                                                                                                                                                                                                                                                                                                    |
| 19 Nov 19                                                  | Public Notification commenced (15 business days)                                                                                                                                                                                                                                                                                                                                                                                                                            |
| 11 Dec 19                                                  | Notice of Compliance for Public Notification provided to Council (8 submissions, 4 properly made)                                                                                                                                                                                                                                                                                                                                                                           |
| 1 Apr 20<br>2 Apr 20<br>3 Apr 20<br>15 Apr 20<br>21 Apr 20 | Council issue series of partial Further Advice Notices in relation to the material submitted in responding to Council's Information Request                                                                                                                                                                                                                                                                                                                                 |
| 1 May 20<br>17 Jun 20<br>16 Jul 20<br>6 Aug 20             | Series of workshops and telecommunications occurred with officers in response to the matters raised in Council's Further Advice Notices. Key matters raised related to site constraints and City Plan Overlay Code provisions, and engineering matters including earthworks / batters / retaining walls). Officers confirmed they were generally satisfied with the layout as workshopped; however, batter grades within proposed public open space was raised as a concern |
| 28 Sep 20                                                  | Response received from Council officers re batter grades within proposed public open space confirming the proposed earthworks / batter grades were acceptable. All matters were understood to be resolved                                                                                                                                                                                                                                                                   |
| 14 Dec 20                                                  | Full response to Council's Further Advice was submitted to Council based on outcomes of the abovementioned workshops                                                                                                                                                                                                                                                                                                                                                        |
| 20 Jan 21                                                  | Zone requested update from Council officers on the status of the application, in particular the material submitted on 14 December 2020 responding to Council's Further Advice Notices                                                                                                                                                                                                                                                                                       |
| 21 Jan 21                                                  | Council officers advised via email correspondence that they were unable to continue assessment of the application as priority was being given to other applications that are not reliant on future City Plan amendments                                                                                                                                                                                                                                                     |
| 8 Mar 21                                                   | Council officers advised via email correspondence their intent to refuse the application                                                                                                                                                                                                                                                                                                                                                                                    |
| 9 Mar 21                                                   | Applicant advised Council their intent to 'stop the clock' to 7 May 2021 to enable the Applicant to engage with Council officers to work through officer concerns (i.e. refusal)                                                                                                                                                                                                                                                                                            |
| 30 Mar 21                                                  | Meeting occurred with Council officers where it was agreed that the Applicant would respond to officer concerns in relation to: <ul style="list-style-type: none"> <li>- re-notification of the development application; and</li> <li>- the State's SEQ Koala Habitat mapping.</li> </ul>                                                                                                                                                                                   |
| 6 May 21                                                   | Request was made to Council to further extend the decision period of which Council officers refused                                                                                                                                                                                                                                                                                                                                                                         |
| 12 May 21                                                  | Response to matters of 30 March 2021 meeting was submitted to Council                                                                                                                                                                                                                                                                                                                                                                                                       |
| 20 May 21                                                  | Meeting with Council officers scheduled to discuss Council's position on the application                                                                                                                                                                                                                                                                                                                                                                                    |

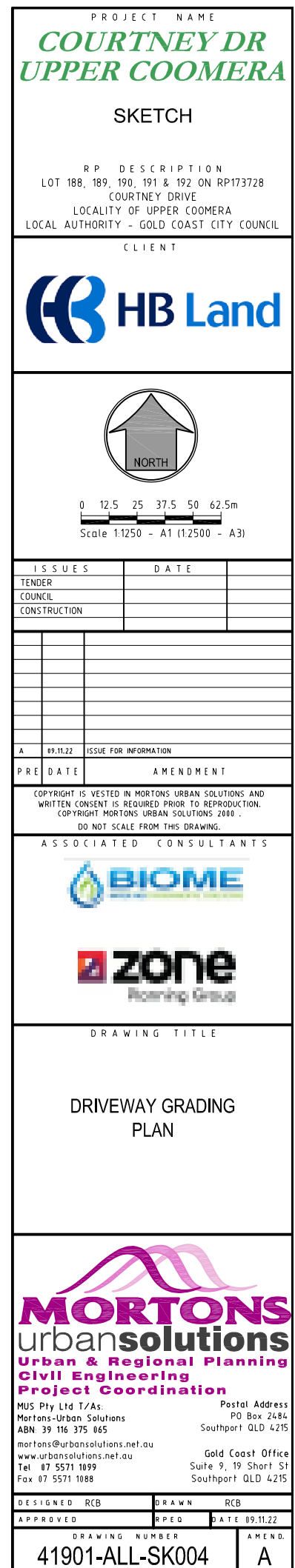
|             |                                                                                                                                                                                                                                                                                                                                                                                            |
|-------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 31 May 21   | <p>Council sought 'advice' in regard to:</p> <ul style="list-style-type: none"> <li>- whether Council can lawfully assess the development proposal due to Major Update 2 &amp; 3 delayed</li> <li>- whether the development proposal needs to undergo a second round of public notification (presumably once v9 commences)</li> <li>- whether State koala mapping is applicable</li> </ul> |
| 12 Jul 21   | Council advised their 'advice' as been received and the above matters are no longer concerns; however, officers will not continue assessment until City Plan v9 commences                                                                                                                                                                                                                  |
| 3 Aug 21    | Advised infrastructure capacity issues exist (despite network capacity assessment confirming sufficient water and sewer capacity)                                                                                                                                                                                                                                                          |
| 30 Aug 21   | Meeting with Council's planners and water & waste officers on 30 August 2021                                                                                                                                                                                                                                                                                                               |
| 23 Dec 21   | Updated Engineering Report submitted to Council addressing sewer servicing strategy following discussions with Council.                                                                                                                                                                                                                                                                    |
| 1 Feb 22    | Change in applicant following HB Land acquisition of the site                                                                                                                                                                                                                                                                                                                              |
| 16 Feb 22   | Meeting with Council to introduce new landowners and discuss moving forward with application and to clarify any outstanding issues.                                                                                                                                                                                                                                                        |
| 3 Mar 22    | Email from Council with further issues relating to sewer servicing and temp. pump station                                                                                                                                                                                                                                                                                                  |
| 14 April 22 | Updated engineering reporting reflecting revised sewer servicing strategy submitted to Council                                                                                                                                                                                                                                                                                             |
| 4 May 22    | Meeting with Council to run through response re. sewer servicing strategy submitted on 14 April 22                                                                                                                                                                                                                                                                                         |
| 9 May 22    | Email to Council outlining suggested solution to address POD issue raised by Council at meeting on 4 May 22                                                                                                                                                                                                                                                                                |
| 27 May 22   | Email from Council confirming resolution of sewer servicing strategy, requested minor amendment to modelling and confirming that Council Officers do not foresee any lot layout changes occurring in the future.                                                                                                                                                                           |
| 30 May 22   | Updated sewer modelling report incorporating changes requested by Council on 27 May submitted.                                                                                                                                                                                                                                                                                             |
| 1 July 22   | Meeting with Council re. Lot 121 design & interface with street.                                                                                                                                                                                                                                                                                                                           |
| 8 July 22   | Email from Council confirming acceptance of design solution for Lot 121                                                                                                                                                                                                                                                                                                                    |
| 17 Oct 22   | Planning Minister approved parts of City Plan Major Updates 2 & 3, including Courtney Dr Investigation Area                                                                                                                                                                                                                                                                                |
| 26 Oct 22   | Email from Council indicating that officers are still awaiting direction on timing to adopt approved aspects of the Major Updates 2 & 3, requesting a Minor Change be lodged and further details regarding relevant matters be provided.                                                                                                                                                   |
| 8 Nov 22    | Meeting with Council to discuss proceeding with finalising the application.                                                                                                                                                                                                                                                                                                                |
| 30 Nov 22   | Current decision due date                                                                                                                                                                                                                                                                                                                                                                  |

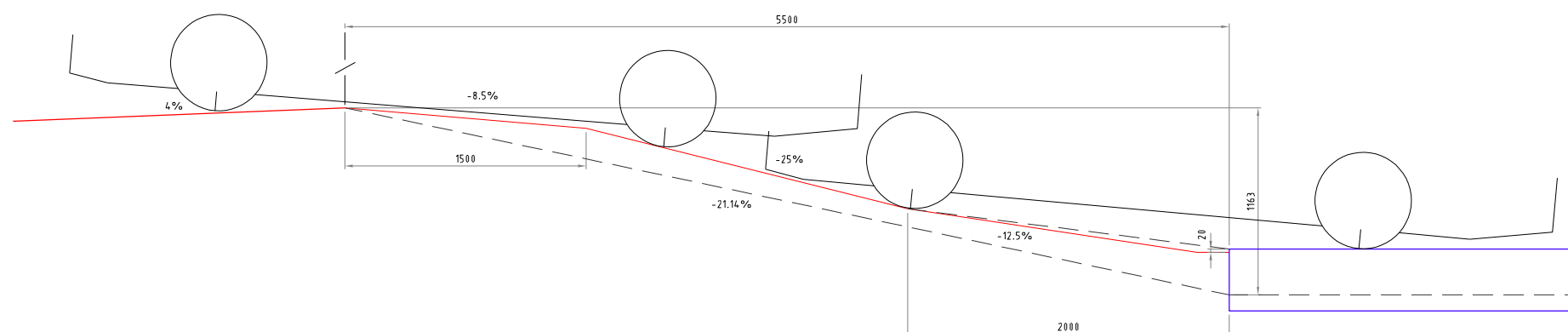
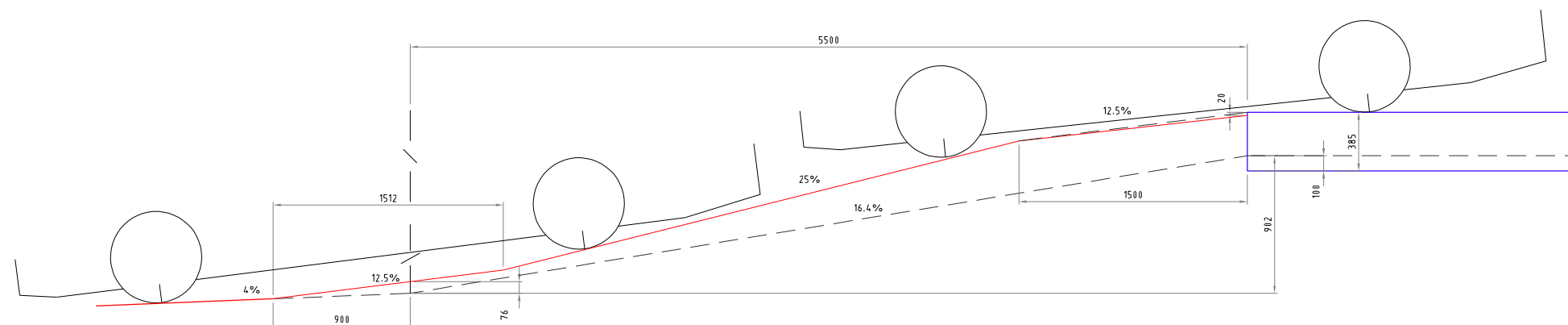
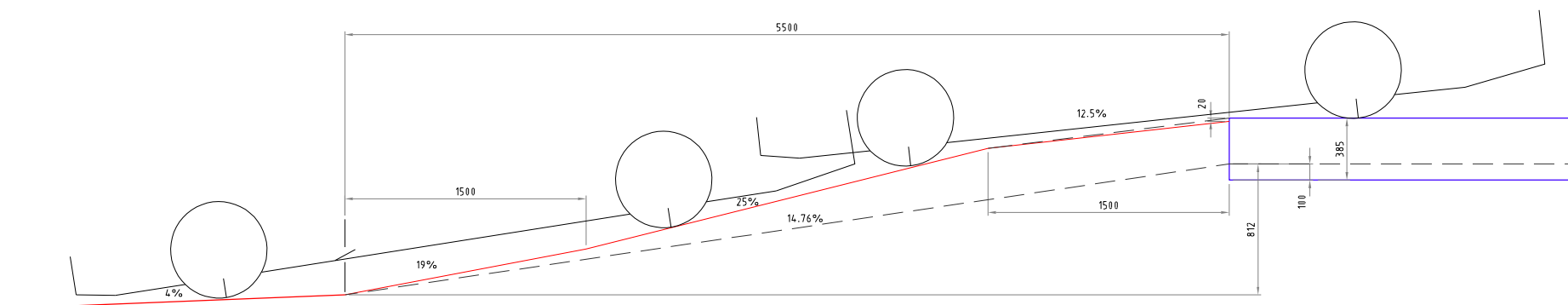


## **ATTACHMENT 3**

### **Driveway Section Drawings**





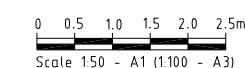


PROJECT NAME  
**COURTNEY DR  
UPPER COOMERA**

SKETCH

RP DESCRIPTION  
LOT 188, 189, 190, 191 & 192 ON RP173728  
COURTNEY DRIVE  
LOCALITY OF UPPER COOMERA  
LOCAL AUTHORITY - GOLD COAST CITY COUNCIL

CLIENT



| ISSUES       | DATE |  |
|--------------|------|--|
| TENDER       |      |  |
| COUNCIL      |      |  |
| CONSTRUCTION |      |  |

|   |          |                       |  |
|---|----------|-----------------------|--|
|   |          |                       |  |
|   |          |                       |  |
|   |          |                       |  |
|   |          |                       |  |
|   |          |                       |  |
|   |          |                       |  |
| A | 09.11.22 | ISSUE FOR INFORMATION |  |

|     |      |           |
|-----|------|-----------|
| PRE | DATE | AMENDMENT |
|-----|------|-----------|

COPYRIGHT IS VESTED IN MORTONS URBAN SOLUTIONS AND  
WRITTEN CONSENT IS REQUIRED PRIOR TO REPRODUCTION.  
COPYRIGHT MORTONS URBAN SOLUTIONS 2000 .  
DO NOT SCALE FROM THIS DRAWING.

ASSOCIATED CONSULTANTS



D R A W I N G   T I T L E

## DRIVEWAY GRADING TYPICAL SECTIONS



**Project Coordination**

|                                                                                                                                                                           |                                                                                                                            |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|
| MUS Pty Ltd T/As:<br>Mortons-Urban Solutions<br>ABN: 39 116 375 065<br>mortons@urbansolutions.net.au<br>www.urbansolutions.net.au<br>Tel 07 5571 1099<br>Fax 07 5571 1088 | Postal Address<br>PO Box 2484<br>Southport QLD 4215<br><br>Gold Coast Office<br>Suite 9, 19 Short St<br>Southport QLD 4215 |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|

|          |     |       |               |
|----------|-----|-------|---------------|
| DESIGNED | RCB | DRAWN | RCB           |
| APPROVED |     | PPFD  | DATE 09/11/22 |

|                 |      |               |
|-----------------|------|---------------|
| APPROVED        | RFER | DATE 09.11.22 |
| DRAWING NUMBER  |      | AMEND.        |
| 41901-ALL-SK005 |      | A             |