

DEVELOPMENT SUMMARY

Residential Lots	196
Open Space Lots (Environmental)	4
Open Space Lots (Drainage)	5
Open Space Lots (Recreation)	2
Pump Station Lots	1
Total Lots	208

Total Site Area	18.851ha
Open Space (Environmental)	2.689ha
Open Space (Drainage)	2.293ha
Open Space (Recreation)	0.445ha
Pump Station	0.018ha
Area of New Road	3.989ha
Net Developable Area	13.498ha
Net Ha	9.510ha
Net Residential Density	20.6 d/ha

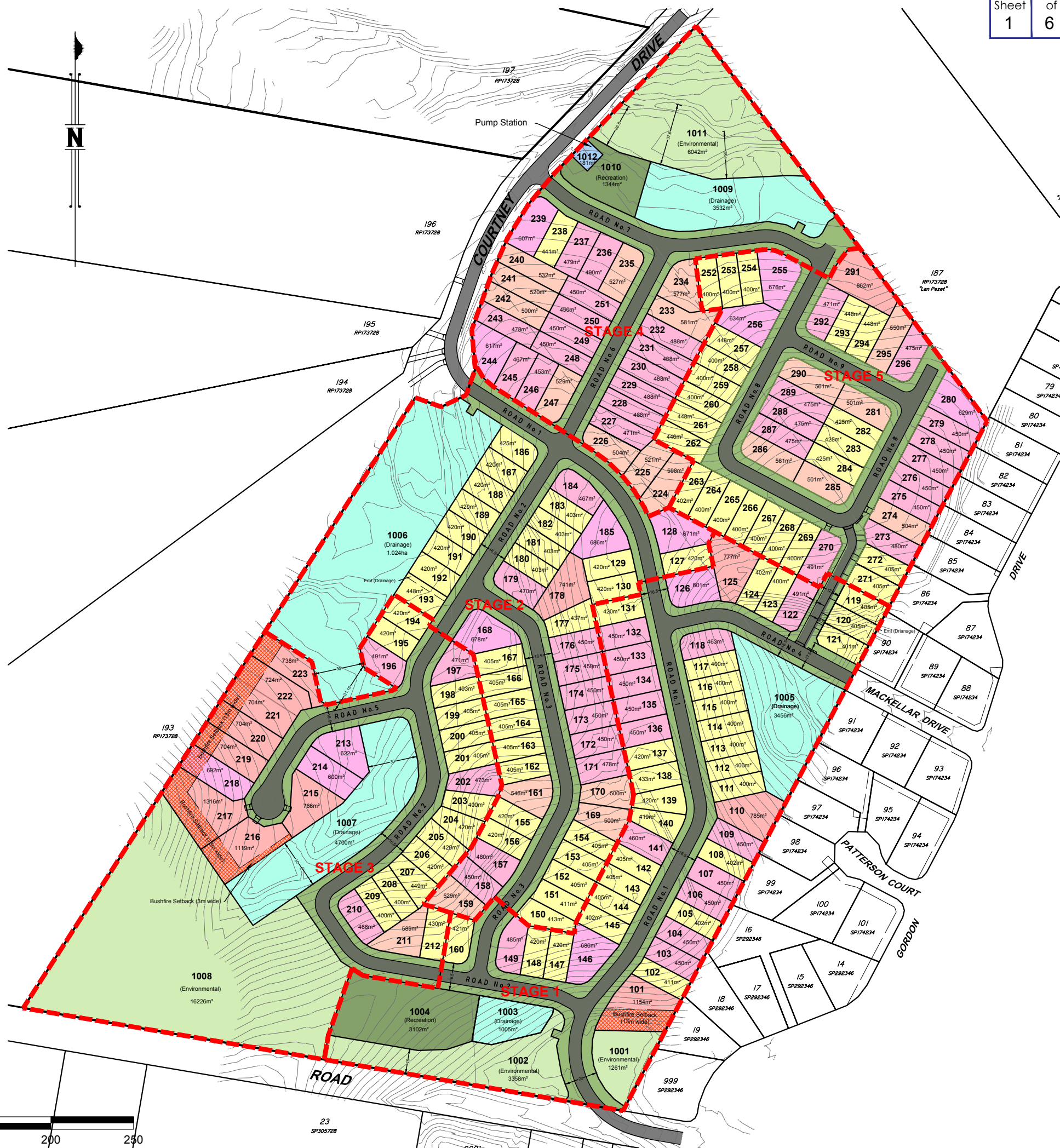
Precinct Density

CW Precinct	
Net Ha	1.490ha
Precinct Lots	25
Net Residential Density	16.8 d/ha

CSE Precinct	
Net Ha	8.020ha
Precinct Lots	171
Net Residential Density	21.3 d/ha

LOT SIZE MIX

Size	Number	%
400m ² - 449m ²	94	48%
450m ² - 499m ²	55	28%
500m ² - 599m ²	21	11%
600m ² - 699m ²	13	7%
700m ² +	13	7%



PLANS AND DOCUMENTS referred to in the
DEVELOPMENT APPROVAL

Application No.: COM/2019/82

Dated: 14 June 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.

E	Layout Revised	HK	20/04/2023
D	Pump Station Added	HK	21/09/2022
C	Staging Updated	HK	14/09/2022
B	Staging Updated	DJR	13/04/2022
A	Original Issue	DJR	11/05/2020
Issue	Revision	Int	Date

Title:

**Plan of Proposed Subdivision
Overall**

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

Client: **GALLERY HOMES**

Locality: **UPPER COOMERA**

Local Gov: **GCCC** Prepared By: **HK**

Surveyed By: **DR** Approved: **DR**

Date Created: **23/08/2022** Scale: **1:2500**

Comp File:

Plan No: **171101_021_PRO**

Residential Lots	46
Open Space Lots (Environmental)	2
Open Space Lots (Drainage)	2
Open Space Lots (Recreation)	1
Total Lots	51
Total Stage Area	4.420ha
Open Space (Environmental)	0.462ha
Open Space (Drainage)	0.446ha
Open Space (Recreation)	0.310ha
Area of New Road	1.060ha
Residential Lot Area (Net Ha)	2.142ha



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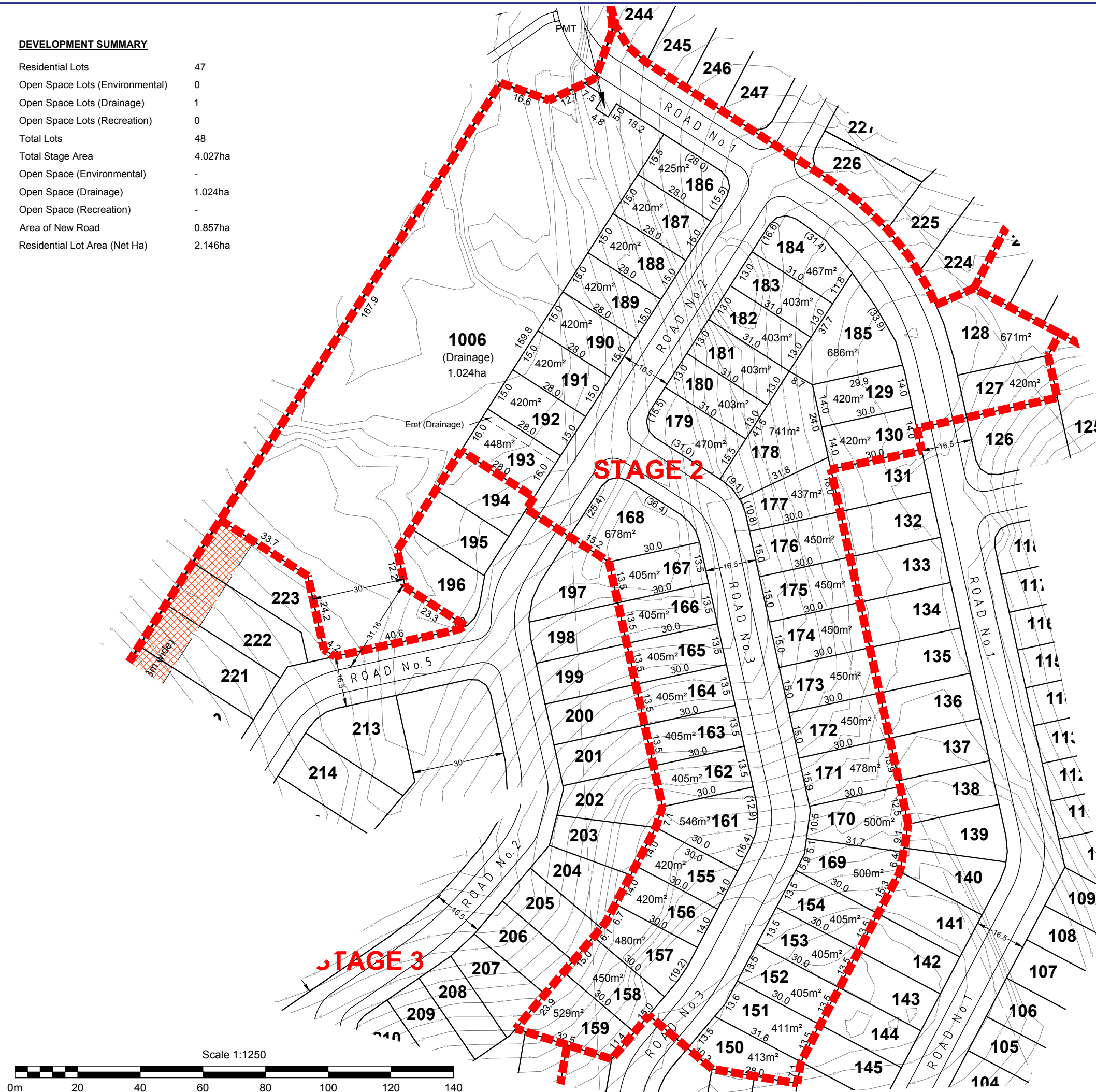
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C	Staging Updated	HK	14/09/2022
B	Staging Updated	DJR	13/04/2020
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Issue	Revision	Int	Date

**Plan of Proposed Subdivision
Stage 1**
Courtney Drive, Upper Coomera
(Described as Lots 188-192 on
RP173728)

Client: **GALLERY HOMES**

Locality:	UPPER COOMERA		
Local Gov:	GCCC	Prepared By:	HK
Surveyed By:		Approved:	DR
Date Created:	23/08/2022	Scale:	1:1500
Comp File:			
Plan No:	171101_021 PRO		

Residential Lots	47
Open Space Lots (Environmental)	0
Open Space Lots (Drainage)	1
Open Space Lots (Recreation)	0
Total Lots	48
Total Stage Area	4.027ha
Open Space (Environmental)	-
Open Space (Drainage)	1.024ha
Open Space (Recreation)	-
Area of New Road	0.857ha
Residential Lot Area (Net Ha)	2.146ha

Plan No: **171101 021 PRO**

DEVELOPMENT SUMMARY

Residential Lots	30
Open Space Lots (Environmental)	1
Open Space Lots (Drainage)	1
Open Space Lots (Recreation)	0
Total Lots	32
Total Stage Area	4.511ha
Open Space (Environmental)	1.623ha
Open Space (Drainage)	0.470ha
Open Space (Recreation)	-
Area of New Road	0.721ha
Residential Lot Area (Net Ha)	1.697ha



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Dated: 14 June 2023

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Issue	Revision	Int	Date

Title:
Plan of Proposed Subdivision Stage 3

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

Client: GALLERY HOMES

Locality:	UPPER COOMERA		
Local Gov:	GCCC	Prepared By:	HK
Surveyed By:		Approved:	DR
Date Created:	23/08/2022	Scale:	1:1250
Comp File:			
Plan No:	171101_021_PRO		

DEVELOPMENT SUMMARY

Residential Lots	28
Open Space Lots (Environmental)	1
Open Space Lots (Drainage)	1
Open Space Lots (Recreation)	1
Pump Station Lots	1
Total Lots	32

Total Stage Area	3.074ha
Open Space (Environmental)	0.604ha
Open Space (Drainage)	0.353ha
Open Space (Recreation)	0.134ha
Pump Station	0.018ha
Area of New Road	0.552ha
Residential Lot Area (Net Ha)	1.413ha



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Issue	Revision	Int	Date

Title:
Plan of Proposed Subdivision
Stage 4

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

Client: GALLERY HOMES

Locality:	UPPER COOMERA		
Local Gov:	GCCC	Prepared By:	HK
Surveyed By:		Approved:	DR
Date Created:	23/08/2022	Scale:	1:1250
Comp File:			
Plan No:	171101_021_PRO		

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Residential Lots	45
Open Space Lots (Environmental)	0
Open Space Lots (Drainage)	0
Open Space Lots (Recreation)	0
Total Lots	45
Total Stage Area	2.817ha
Open Space (Environmental)	-
Open Space (Drainage)	-
Open Space (Recreation)	-
Area of New Road	0.707ha
Residential Lot Area (Net Ha)	2.110ha



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Issue	Revision	Int	Date

Title:

Plan of Proposed Subdivision Stage 5

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

Client: **GALLERY HOMES**

Locality: UPPER COOMERA

Local Gov: GCCC Prepared By: HK

Surveyed By: _____ Approved: _____ DR

Date Created: 23/08/2022 Scale: 1:1250

Comp File:

Plan No: 171101 021 PRO

Plan No: 171101_021_PRO

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