

# CALLI

UPPER COOMERA



DESIGN GUIDELINES  
DECEMBER 2023

# CALLI

UPPER COOMERA

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# 01

## Introduction

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The Design Guidelines are in place to protect the investment of your home and ensure surrounding homes are of an equally high standard. They encourage a variety of contemporary styles and modern designs that will be harmonious to surrounding environment and provide a distinctive neighbourhood character.



# 02

## Statutory Obligations

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It is the responsibility of the Purchaser/Builder/ Building Certifier to ensure compliance with any applicable statutory requirements, such as Building Regulations, planning requirements and current Queensland energy rating standards. Approval from the Design Review Committee (DRC) is not an endorsement that plans comply with such requirements.

# 03 The Design Review Committee Approval

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- 3.1 All house designs and building works including fencing, retaining walls and outbuildings require approval from the Design Review Committee (DRC). Approval from the DRC is required prior to applying for a building permit for the construction of a new dwelling.
- 3.2 The DRC will assess all designs and if they are compliant with the design guidelines, provide a letter for approval along with an endorsed copy of the plans and external colour schedule. If the design submitted does not comply, the DRC will advise the applicant on the areas of non-compliance and the required amendments.
- 3.3 Applicants will then be required to submit amended documents in order to gain approval.
- 3.3 Please refer to the Developer Approval Application Form at the rear of this document for further information. The Application form must accompany the submission documents.
- 3.4 Before construction can commence, your house plans must be approved by the Design Review Committee (DRC) prior to the application of a building permit.
- 3.5 Design approval from the DRC does not exempt the plans from any building or statutory regulations and the plans are not checked against these requirements.
- 3.6 The Design Guidelines may be amended from time to time at the Developer's discretion to reflect changes in design and building trends and/or amendments to legislation affecting building approvals. Applications will be assessed against (and must comply with) the current version of the Design Guidelines. The final decision regarding all aspects of the Design Guidelines will be at the discretion of the DRC.
- 3.7 The DRC also reserve the right to waive or vary any requirements of the Design Guidelines, this will not set a precedent nor imply any such action will apply again.

# 04 Approval Process

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The following steps illustrate the process to build

PURCHASE YOUR LOT



SELECT YOUR NEW HOME



LODGE YOUR SUBMISSION



DRC APPROVAL



OBTAIN A BUILDING PERMIT



COMMENCE CONSTRUCTION



COMPLETE CONSTRUCTION



## 4.1 Site Plan (Scale 1:200)

Must indicate all boundary setback dimensions, building envelopes, total site coverage and floor areas, site contours, natural ground levels and finish ground level, proposed earthworks and retaining wall, north point, vehicle crossover, driveway, fencing details, ancillary items, any proposed out-buildings.

## 4.2 Floor Plans (Scale 1:100)

Must indicate room names, key dimensions and window positions.

## 4.3 Elevations (Scale 1:100)

Must include all 4 elevations and indicate building heights, finished floor to ceiling heights, roof pitch, eaves depth, external finishes, existing ground levels and retaining walls.

## 4.4 External Colour and Material Selection

Must include brands, colour names and colour swatches where possible.

## 4.5 Where to Send Your Application

Submit via the design assessment portal link *Beveridge Williams Design Application Portal* or email to [planlodgement@bewwill.com.au](mailto:planlodgement@bewwill.com.au). Attachments must be in PDF Format.

The DRC will endeavour to assess proposals in the shortest possible time, which is generally within 10 business days of receipt of a completed and compliant application.



# 05 Allowable Land

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- 5.1 No more than 1 dwelling may be constructed on the lot.
- 5.2 Lots cannot be further subdivided.
- 5.3 Relocatable homes are not permitted.
- 5.4 “Dual Key” dwellings are not permitted.
- 5.5 Dual Occupancy dwellings are only permitted on lots nominated in the Council Approved Planning Permit.



# 06 Minimum Floor Area

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- 6.1 Minimum 120m<sup>2</sup> on lots less than 350m<sup>2</sup>.
- 6.2 Minimum 150m<sup>2</sup> on lots between 350m<sup>2</sup>–600m<sup>2</sup>.
- 6.3 Minimum 200m<sup>2</sup> on lots over 601m<sup>2</sup>.
- 6.4 Floor area excludes garages, porches, verandas, pergolas, balconies or alfresco areas.





# 07 Service Connection

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- 7.1 Your home must be connected to all available in ground services according to the service provider's standards.
- 7.2 The estate will be serviced with underground NBN infrastructure.

# 08 Construction Timeframes

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- 8.1 Construction of your home is encouraged to begin within 12 months of settlement of your land. If construction does not occur within 12 months, lots must be turfed and maintained.
- 8.2 Certificate of Occupancy must be issued no later than 12 months after the commencement of construction.
- 8.3 Landscaping and fencing must be completed within 3 months of the Certificate of Occupancy being issued.



# 09 Siting Your Home

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- 9.1 All homes must comply with siting, setbacks and site cover in accordance with the Council approved POD - Appendix A.

# 10 Identical Facades

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- 10.1 Two dwellings with the same front facade must not be built within three house lots. This includes lots either side, opposite and encompassing other street frontages where applicable.

# 11 Specific Allotment Requirements

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- 11.1 Lots 101, 216-223 Refer to Council Development Approval for Bushfire Management requirements.

# 12 Facade Design

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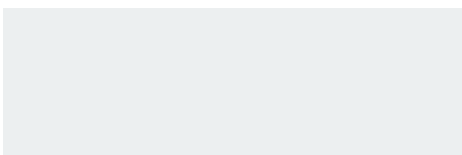


- 12.1 To ensure that dwellings constructed within the community are designed to a high-quality standard, they should be designed so that front and secondary street frontage facades are well articulated. Broad flat surfaces extending greater than 6 metres are not permitted.
- 12.2 Entries must be covered and clearly identifiable. Suggested entry features include: Porch, Portico, Verandah or Balconies.
- 12.3 Entry is to project forward of the main building line and include supports with a minimum width of 300mm presenting to the street.
- 12.4 Entries must have a minimum floor area of 4m<sup>2</sup> with a minimum 1.5m depth and/or minimum 2.5m width.
- 12.5 One habitable room window to the facade.
- 12.6 Roller shutters, vertical blinds and grill screens are not permitted.
- 12.7 Windows must comprise a minimum of 20% of the facade.
- 12.8 Sliding glass windows are not permitted to the front facade.
- 12.9 The front door must be a minimum 1.0m wide with integrated glazing.

# 13 Facade Materials and Colours

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- 13.1 External walls of your home must be from a combination of materials and colours. A minimum of two materials and colours are required and both materials and colours must equate to a minimum 30% each. The primary finish must include at least 40% as a rendered and painted finish. Face brickwork is not permitted as the major wall material to any street front facade. Face brickwork may be used as a minor feature element on a visible facade.
- 13.2 Materials used on the facade must return a minimum 1m or to the return fence line (whichever is greater) to non-corner lots.
- 13.3 Lightweight infill is not permitted above windows and doors visible to the public.
- 13.4 Unpainted metalwork is not permitted.
- 13.5 Downpipes, gutters and fascia must be colour coordinated with the remainder of the dwelling.
- 13.6 The external colour scheme of your home must be neutral tones that blend in with the surrounding environment. Mute tones are preferred. No bright colours.



# 14 Roof Design

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- 14.1 Where there is a roof pitch it must be a minimum 22.5°. Where a skillion roof style is incorporated it must have a minimum pitch of 5° and be proportional to the main body of the home.
- 14.2 Flat roofs, parapets and curved roofs may be permitted under architectural merit.
- 14.3 All roofs must incorporate eaves of a minimum 450mm to any street or open space frontages.
- 14.4 All pitched roofs to double storey homes must incorporate 450mm to the entire roof line.
- 14.5 Eaves must return to the point of the first habitable room window or 3.0m, whichever is greater.
- 14.6 Where a parapet wall is constructed eaves are not required.
- 14.7 Roofs must be constructed from either low-profile roof tiles (terracotta, slate or concrete) or pre-finished metal roof sheeting. Galvanised or zincalume roofing is not permitted.
- 14.8 Roof colours are to be of neutral tones.
- 14.9 Roofing must be of low reflective materials.



# 15 Ceiling Heights

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- 15.1 All single storey homes must include a minimum 2700mm ceiling height. Ceiling heights to the ground floor of double storeys homes must be a minimum 2590mm.

# 16 Corner Allotments

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- 16.1 Treatment must be provided to side street and reserve elevations visible to the public. Both single and double storey dwellings are to be designed incorporating feature elements that address both the primary and secondary frontage. Treatment is required to the area visible to the public.
- 16.2 The secondary frontage must include feature window/s matching the style of the window/s on the primary facade. Windows must comprise a minimum of 10% of the secondary street facade.
- 16.3 Materials used on the primary facade must return along the full secondary frontage.
- 16.4 Eaves are required to return the full length of the dwelling. Except where a parapet wall has been provided.
- 16.5 Blank walls facing the secondary frontage are not permitted.
- 16.6 Solar panels are encouraged to not be visible to the public realm, including side street where possible.

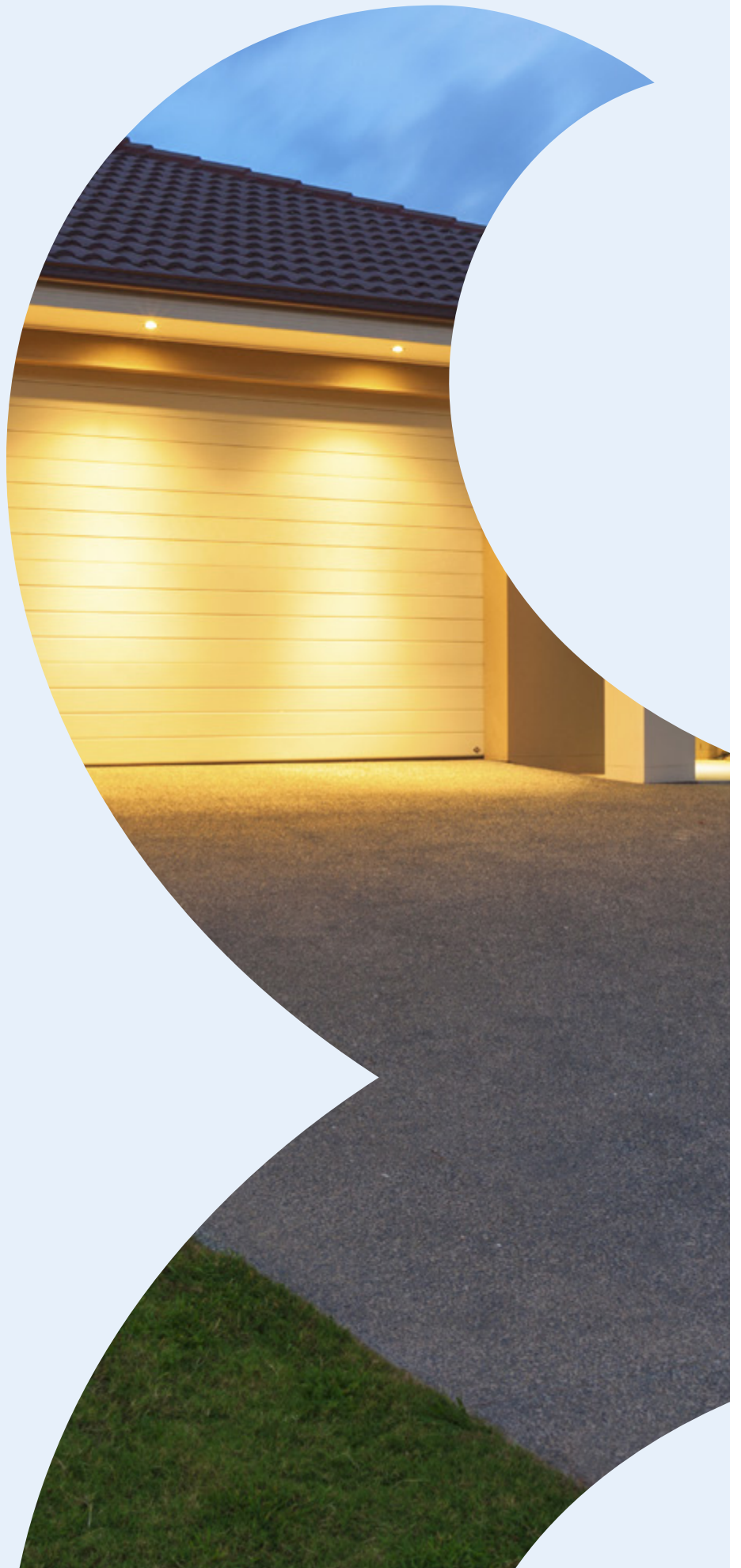


# 17

## Garages

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- 17.1 All homes must have a garage which is incorporated into the dwelling roof line and setback in accordance with Council requirements.
- 17.2 The garage door must be sectional or panel lift.
- 17.3 Roller doors are not permitted where visible to the public.
- 17.4 Carports are not permitted.
- 17.5 Boats, caravans, motorhomes, or trailers are not permitted in the front yard or street, they must be garaged or located behind the front fence return.



# 18 Driveways

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- 18.1 Driveways must be fully constructed prior to the occupation of the dwelling.
- 18.2 Only one driveway permitted per lot.
- 18.3 Acceptable driveway materials are: coloured concrete, or exposed aggregate.
- 18.4 Plain concrete driveways and front paths are not permitted.
- 18.5 Driveway colours should be of muted tones that complement the external colour scheme of your home.
- 18.6 The driveway shall be no wider than the width of the garage opening and tapering to match the width of the crossover.
- 18.7 A minimum 500mm landscape strip is required between the driveway and the side boundary.
- 18.8 Garages are not permitted to be constructed on the corner where the primary and secondary frontages meet.
- 18.9 Crossover relocations are strongly discouraged and will be at the cost of the lot owner.





# 19 Fencing

19.1 Fencing - Refer to the Specific Fencing Plan - Appendix B - that nominates Developer installed fences and allotment specific fencing which the Buyer must install.

19.2 **Side and rear fencing**  
To be constructed of capped vertical butted timber palings to a height of 1.8m.

19.3 **Return Fencing**  
To return to the sides of the dwelling a minimum 1.0m from the adjacent building line and be the same height as the side fencing. Must be painted or stained to match the facade.

19.4 **Secondary Frontages**  
1.8m High Feature Fence - Semi-Permeable soft wood pine timber fence battens, painted Dulux Monument. Landscape planting combined with some articulation is encouraged where possible.

19.5 **Fencing Forward of the Building Line**  
Maximum height of 1.2m. Must be at least 25% transparent and painted or stained to match façade

19.6 **Front Fencing**  
Fencing located forward of the front of the home must complement the appearance of your home and integrate with the front landscaping. Fencing to the front is limited to:

- A maximum of 1.2m in height, or 1.5m where at least 50% transparent
- Be constructed of either:
  - › masonry piers (preferably with a matching plinth) and infills of timber, masonry or metal battens
  - › hardwood timber posts with open metal panels.
- All materials must be in a pre-finished state or be painted or stained.

19.7 No solid colorbond fencing unless specifically required for bushfire requirements under the Development Approval.

Standard Fence



Secondary Frontages - Slatted Fence



# 20 Sloping Land

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- 20.1 A well designed home on a sloping lot should have minimal excavation work and where applicable attractive retaining walls.
- 20.2 Undercroft areas visible from the primary and secondary streets must be screened. This may be achieved through battening, landscaping or a combination of both.
- 20.3 Advice should be sought from building designers experienced in a wide range of slope sensitive designs.
- 20.4 Where a site excavation is required, it should be minimised where possible.
- 20.5 We strongly recommend the use of batters to any site cut with consideration of landscaping options, as this is more visually pleasing.

# 21 Retaining Walls

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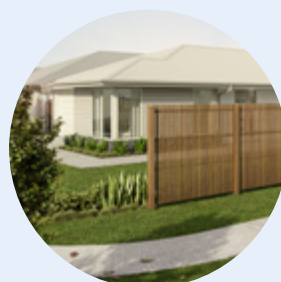
- 21.1 Unless otherwise approved by the DRC, the maximum permissible height for retaining walls visible to the public is 600mm or may extend to 1200mm when terraced with a 500mm planted garden bed between the retaining walls.
- 21.2 Retaining walls to the primary street frontage must be constructed from architecturally aesthetic materials.
- 21.3 Retaining walls constructed by the Developer are not permitted to be altered or removed.
- 21.4 Unpainted timber sleepers are not permitted unless they are of a high architectural quality.
- 21.5 Unfinished concrete walls/blocks are prohibited.

# 22 Landscaping

- 22.1 Landscaping plays an integral part in assisting to soften the built form of the streetscape. It is also a useful element in providing privacy screening and shade during summer. The selection of planting should be appropriate for the conditions of placement, such as orientation, solar access and the topography of the land. Careful landscape and plant selection should minimize the need for garden watering.
- 22.2 Front landscape designs must be submitted at time of developer approval application. Failure to submit landscape plans will prevent an approval being issued. Hand drawn plans are acceptable.
- 22.3 Front landscaping must be completed within 12 weeks of house completion. This includes turfing and planting.
- 22.4 Impermeable hard surface areas must not exceed 40% of the front garden area including driveways and pathways;
- 22.5 A minimum softscape area of 60% of the total front garden area is to be installed. Gardens bed areas and minimum number of trees and shrubs required to the front garden are to be in consistent with the following table, depending on lot frontage.

Lot Frontage	Min.no of mature canopy trees (2m)	Min.no of shrubs (<1m high)	Min. planted garden bed area (m <sup>2</sup> )
12m or less	1	10	15 m <sup>2</sup>
12m-16m	2	10	20 m <sup>2</sup>
16m or more	2	15	25m <sup>2</sup>

- 22.6 Garden beds must be mulched and mulch must be of natural colour.
- 22.7 Artificial turf is not permitted forward of the front fence.
- 22.8 It is the responsibility of the allotment owner to establish and maintain turf on nature strips.
- 22.9 Letterboxes are required to be constructed in accordance with Australia Post standards and must be designed to match the dwelling, using similar materials and colours. Metal letterboxes on metal posts are not permitted. Must be erected prior to occupancy permit.
- 22.10 Garden sheds must be separated from the main dwelling and located to the rear of the lot.



# 23

## Services

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- 23.1 Ancillary items are not permitted to be visible to the main street frontage or secondary frontage or any public open space. These items include Hot Water Services, Ducted Heating Unit, Rainwater Tanks, Clothes Lines, Sheds and Rubbish Bins.
- 23.2 Roof mounted satellite dishes and TV aerials are to be located to the rear of the dwelling.
- 23.3 Air conditioning units are to be located away from public view and must be located below the ridge line.

# 24

## National Broadband Network

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- 24.1 Calli will provide infrastructure to enable telecommunication providers to install cabling. All homes constructed at Calli must include conduits, cabling and housing and comply with NBN Co Limited Building Ready Specifications.

# 25 Construction Management

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- 25.1 During the construction of your dwelling, the builder must install a temporary fence and ensure that all rubbish and building waste is contained within the allotment. Regular rubbish removal must be carried out and any waste bins must be covered to prevent wind-blown matter.
- 25.2 Street trees and nature strips must be protected. Damage to nature strips, paths, kerbs and street trees caused during the dwelling construction is solely the responsibility of the lot owner and their builder, and any rectification required will be invoiced to the lot owner.
- 25.3 Nature strips must be maintained at all times including weed eradication and mowing.



# 26 Sustainability & Efficient Living

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- 26.1 The DRC supports and encourages all efforts made to reduce a household's impact on the environment, particularly by limiting the overall energy and water consumption of the household.
- 26.2 For additional guidance please refer to the Sustainable Living Education Pack.
- 26.3 Designing, building and living in a more sustainable house has numerous long term financial health and comfort related benefits. Environmentally conscious homes also reduce impact on the wider environment and community.

## Passive Solar Design

### Solar Access and House Orientation

- 26.4 Aim to orientate your living rooms and kitchen towards north to capture more natural day light. This strategy will reduce your need to use electricity for lighting. Naturally bedrooms are a lower priority when it comes to needing daylight.

## Shading

- 26.5 By using sufficient shading on the northern side, preferably using eaves, you can let sun light inside in winter but keep the heat out in summer. Eaves let the lower winter sun inside and keep the higher tracking summer sun out. Aim to shade your eastern and western facing walls and windows where possible. Eaves are recommended for all sides of your home for shading and some protection from wind and rain.



## Windows

- 26.6 Use larger windows on the northern side of the house to let winter sunlight in but use optimal shading above them. Minimise windows and their sizes on the east and west as these are harder to shade and will expose rooms to more heat in summer.

## Colours

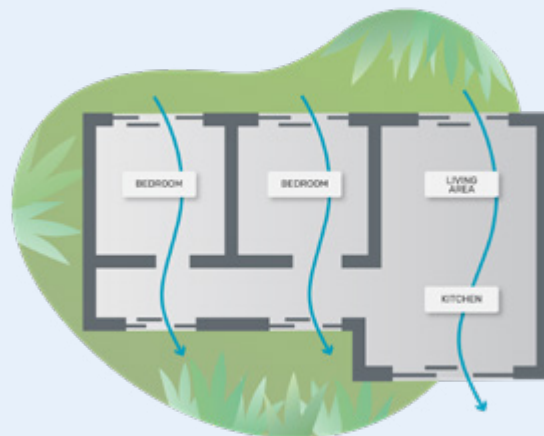
- 26.7 Since lighter colours tend to reflect rather than absorb heat, aim to use a lighter coloured roof and internal walls. This strategy will reduce heat gain and hence your summer cooling bills.

## Insulation

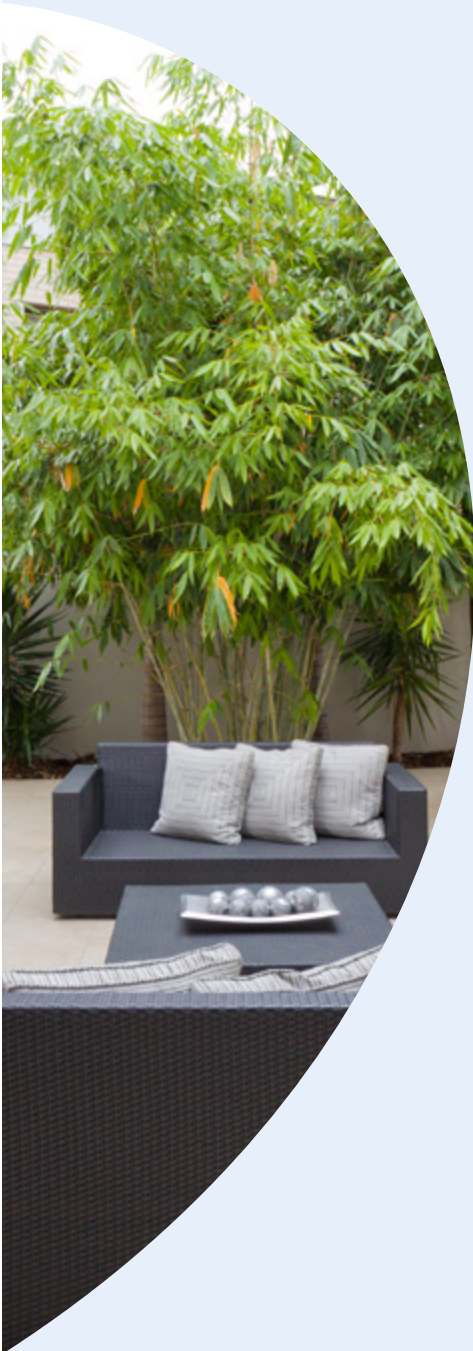
- 26.8 Ensure you insulate roof spaces and walls well to significantly reduce greenhouse gas emissions and power bills.

## Ventilation

- 26.9 Position your windows to encourage cross ventilation, as air slows down if it has to travel around corners or cannot exit on thru the other side.



- 26.10 Use skylights with ventilation capabilities in bathrooms. Skylights can light a room during daylight hours for free and make it too sunny for mould to accumulate.
- 26.11 Use active ventilation systems to ventilate roof spaces.
- 26.12 Install ceiling fans in living areas and bedrooms



## Energy

26.13 Hot water heating, air conditioning and appliances, refrigeration and lighting contribute the most to household energy bills so aim to:

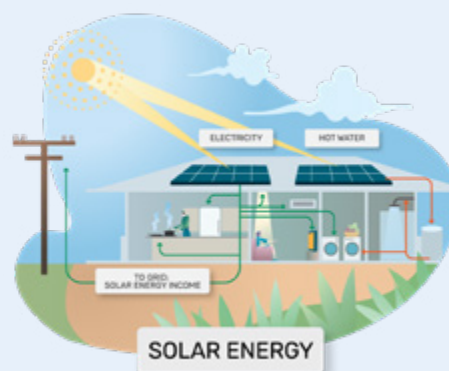
- Preference appliances with higher Star ratings such as TVs, refrigerators, dishwashers, washing machines and computer monitors.
- Use efficient LED lights. Halogen and most other light are relatively inefficient and add heat to a room.
- If you wish to go beyond the National Construction Code minimum for Thermal Performance (for example 6.0 Stars), improve your design and aim for a 'thermal performance energy rating' of 6.5 to 8 Stars using an accredited NatHERS energy assessor to reduce your bills and increase your comfort.

## Natural Gas if Available

26.14 You may connect your house to the reticulated underground natural gas system for uses such as cooktop/oven cooking, heating and hot water boosting/heating. Using gas instead of coal-fired power station electricity can reduce greenhouse gas emissions, especially if you do not have renewable (roof top solar) energy.

## Renewable Energy

26.15 By installing a rooftop solar photovoltaic (PV) energy system your home can generate electricity during the day which is better for the environment and will reduce your energy bills. Consider a 3kW to 9kW solar energy system for your roof, especially as most cars in the future will be electric and could be charged using your cheaper solar electricity. Aim to install a Solar PV system on your north, east and/or west facing roofs. A north facing pitch of around 22 to 28 degrees is optimal.





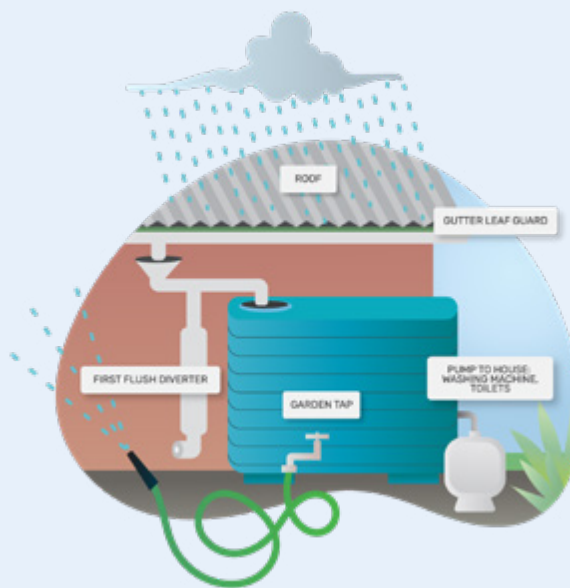
## Materials

- 26.16 Aim to preference materials that have a lower impact such as those with independent certifications or made from natural materials. Aim to avoid materials that contain volatile organic compounds (VOC), such as many paints, finishes and adhesives which can cause irritation and allergies and impact poorly on your health.

## Water

### Rainwater

- 26.17 You may install a rainwater tank and harvest free rain from your rooftops. Rainwater can be connected to your toilets and washing machine or used for watering your garden which can reduce your water bills.



- 26.18 To be water efficient aim to:

- Use water efficient showerheads with a minimum 3 Star Water Efficiency Labelling Scheme (WELS) rating.
- Install Water efficient toilets with 4+ Star WELS rating.
- Purchase dishwashers with 4+ Star WELS rating.

## Waste Reduction

- 26.19 Builders can recycle at least 80% of all construction waste.



## Flora and Fauna

26.20 Beyond growing plants for food production, aim to install mainly endemic native plant species as they will adapt to local climate conditions and survive summer and winter conditions better than introduced species. Local species will also require less or no watering and provide native birds and animals with food they need to survive.

## Front Landscape

26.21 Aim to landscape at least your front yard with native vegetation or grass as this will keep your house cooler in summer. Avoid planting tree species near your home that will grow tall and shade solar energy panels on your roof or drop leaves onto your roof or gutters.



Sheet 1 of 6

**BENNETT + BENNETT**  
 PO Box 5021, GCMG QLD 9726  
 Ph: (07) 5631 8000  
 mail@bennettandbennett.com.au  
 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

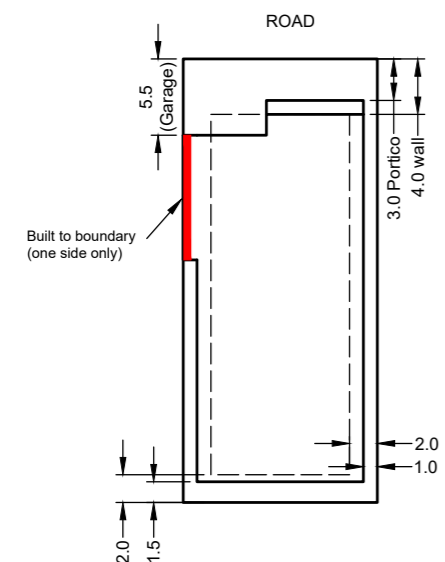
**PLAN OF DEVELOPMENT**

	Ground (up to 4.5m)	First (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)	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.

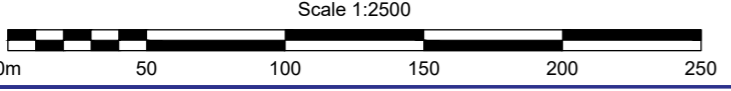
**BUILDING ENVELOPE DIAGRAM**

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)



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.

Issue	Revision	Int	Date
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

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: DR  
 Surveyed By: Approved: DR  
 Date Created: 16/11/2020 Scale: 1:2500  
 Comp File:  
 Plan No: **171101\_023\_PRO**

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Application No: COM/2019/82

Dated: 8 August 2023

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B	Additional details added	DJR	03/12/2020
A	Original Issue	DJR	16/11/2020

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:

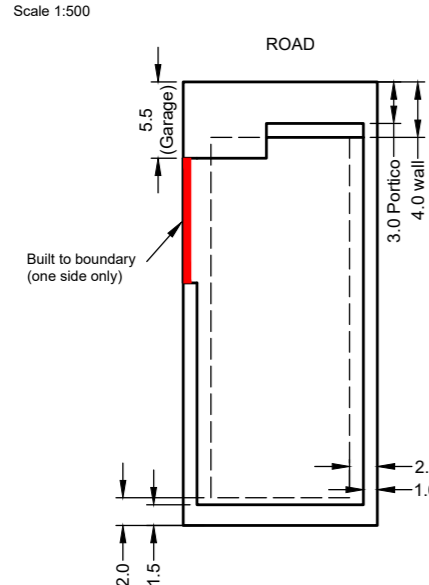
Plan No: **171101\_023\_PRO**

**PLAN OF DEVELOPMENT**

	Ground (up to 4.5m)	First (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	
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)	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 a Referral Agency Assessment (RAA) application.
9. Siting variations for setbacks do not apply to Lot 121.

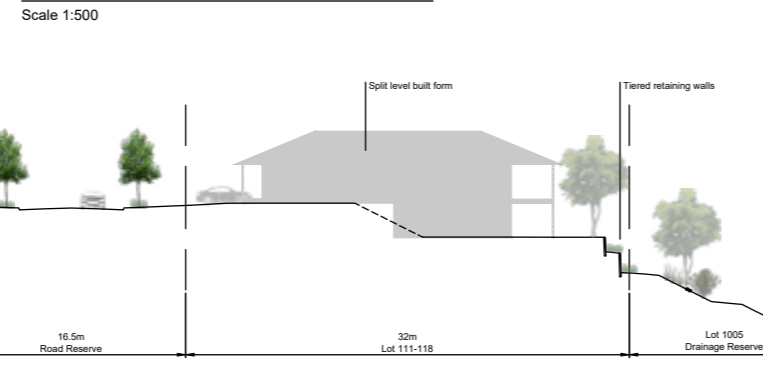
**BUILDING ENVELOPE DIAGRAM**



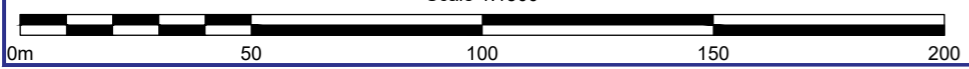
**LEGEND**

- 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 111-118 TYPICAL SECTION**



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

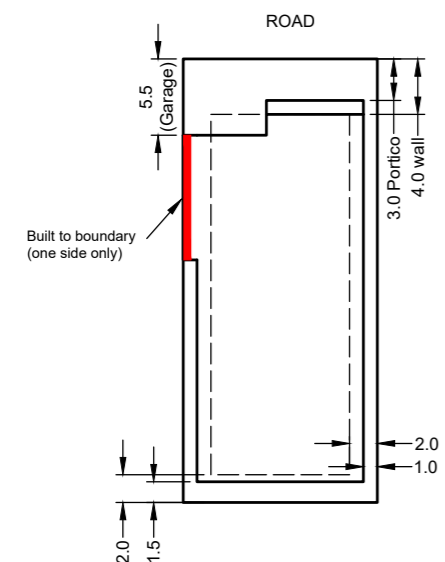
### PLAN OF DEVELOPMENT

	Ground (up to 4.5m)	First (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 600m <sup>2</sup> )	55%	
Traditional Lots (600m <sup>2</sup> 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.

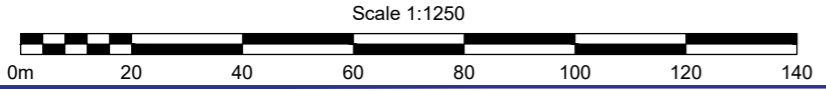
### BUILDING ENVELOPE DIAGRAM

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 600m<sup>2</sup>)
- ▒▒▒ Traditional Lots (600m<sup>2</sup> and greater)



- 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.

Issue	Revision	Int	Date
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

Title:  
**Plan of Development Stage 2**  
 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>		

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 | 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**

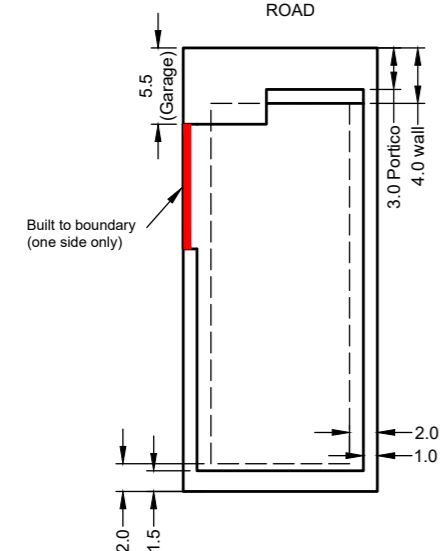
**PLAN OF DEVELOPMENT**

	Ground (up to 4.5m)	First (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 600m <sup>2</sup> )	55%	
Traditional Lots (600m <sup>2</sup> 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**

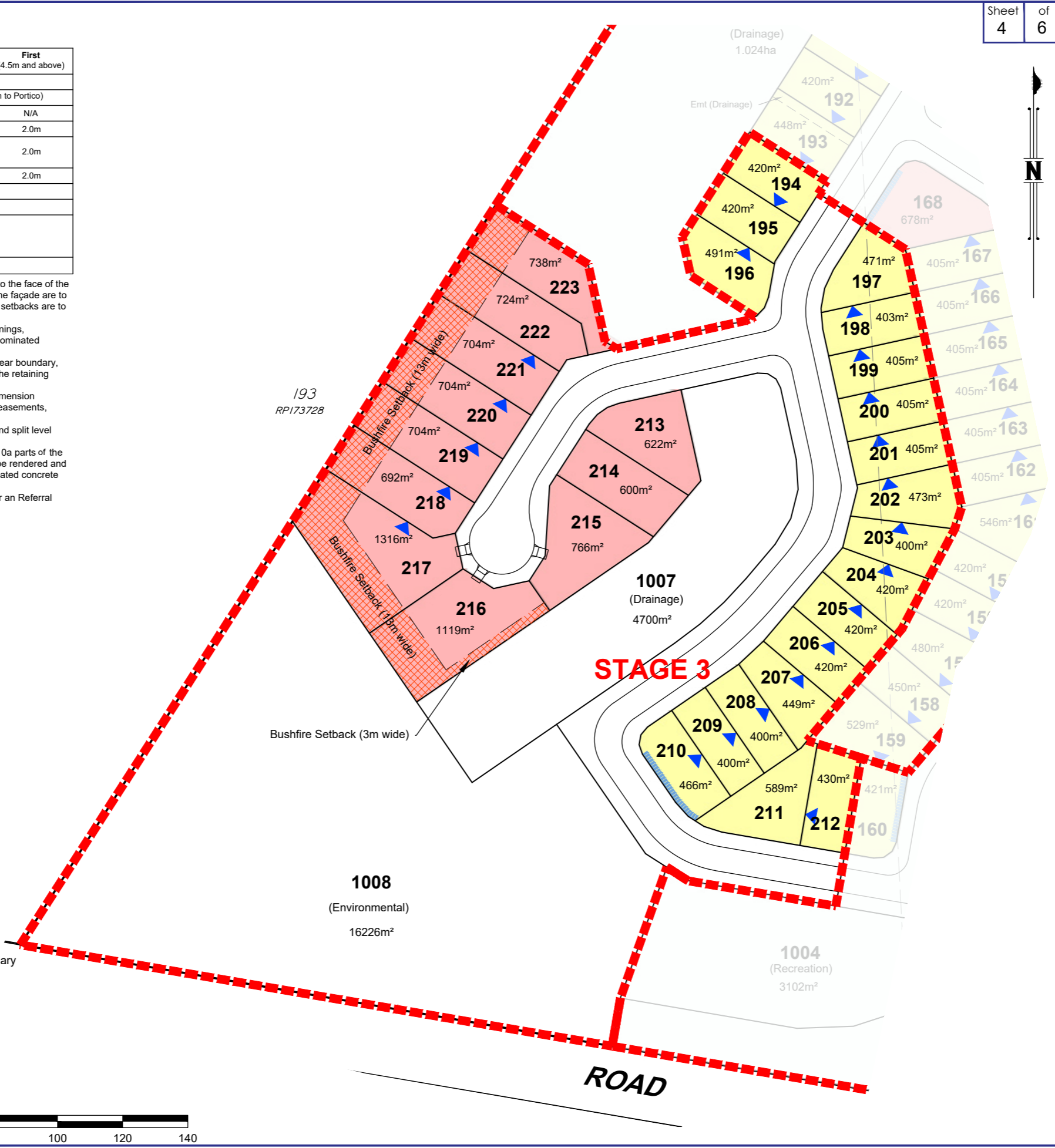
Scale 1:500



**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 600m<sup>2</sup>)
- Traditional Lots (600m<sup>2</sup> and greater)

Scale 1:1250



**STAGE 3**

- 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.

Issue	Revision	Int	Date
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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

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: **DR** Approved: **DR**

Date Created: 16/11/2020 Scale: 1:1250

Comp File:

Plan No: **171101\_023\_PRO**

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

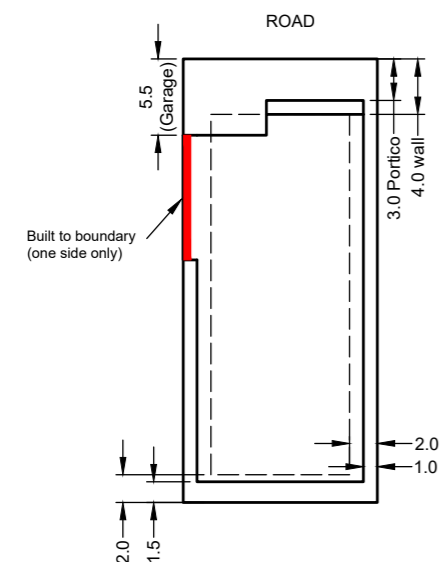
**PLAN OF DEVELOPMENT**

	Ground (up to 4.5m)	First (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 600m <sup>2</sup> )	55%	
Traditional Lots (600m <sup>2</sup> 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.
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- Any non-compliance with the POD provisions is to trigger an Referral Agency Assessment (RAA) application.

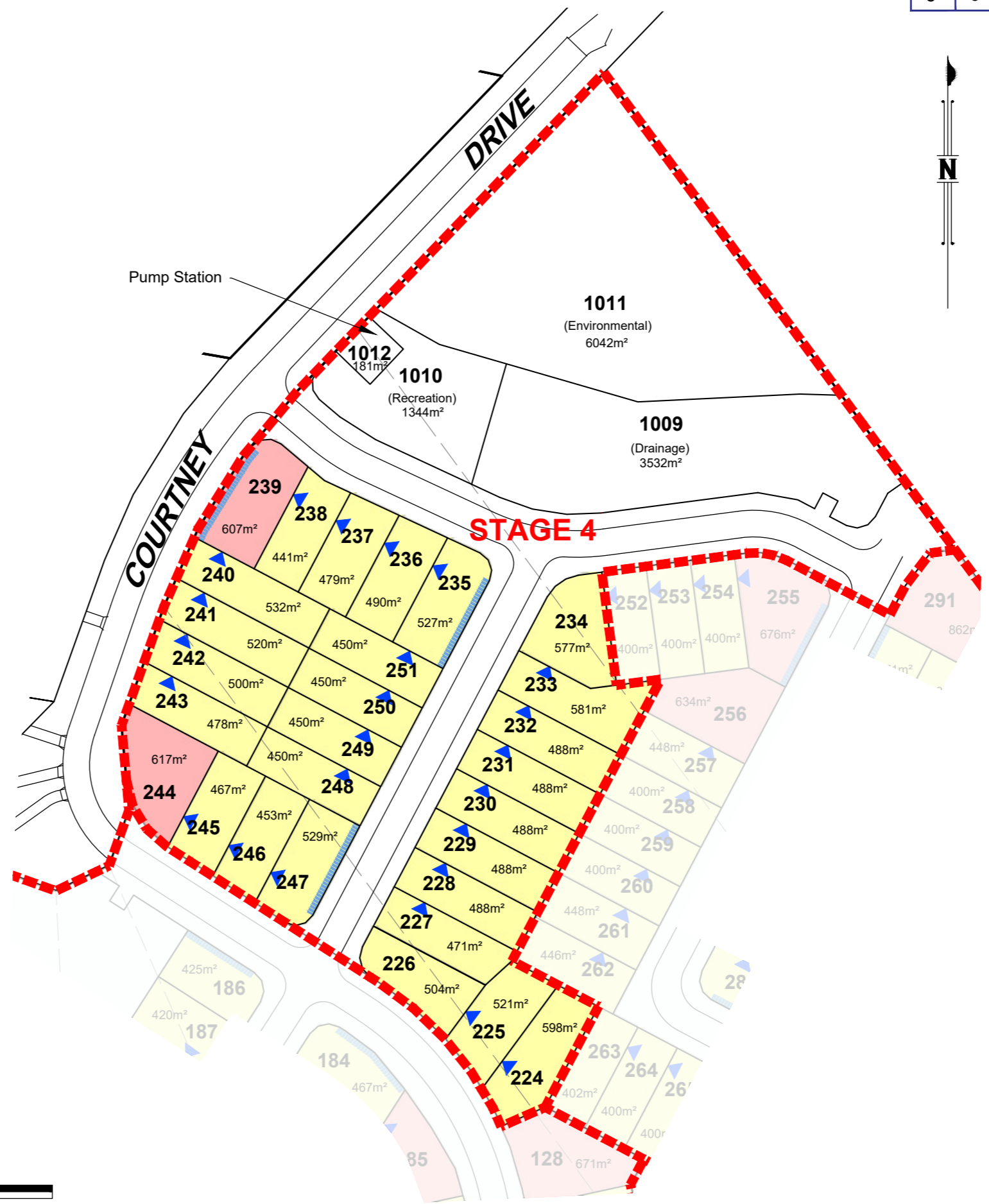
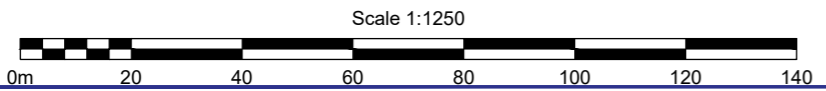
**BUILDING ENVELOPE DIAGRAM**

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 600m<sup>2</sup>)
- ▒ Traditional Lots (600m<sup>2</sup> and greater)



- NOTES:**
- Drawn to scale on an A3 sheet.
  - All dimensions and areas are subject to final survey and approval by G.C.C.C.
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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

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: **DR** Approved: **DR**

Date Created: 16/11/2020 Scale: 1:1250

Comp File:

Plan No: **171101\_023\_PRO**

**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**

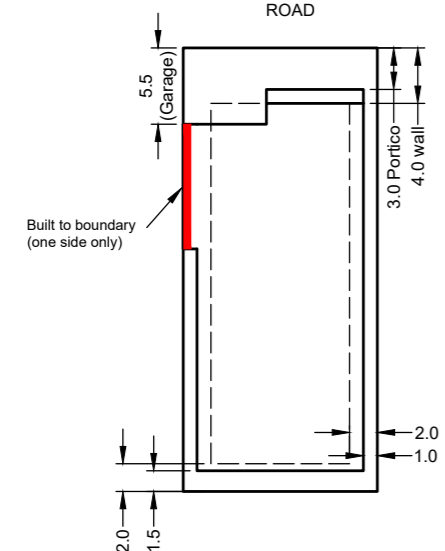
**PLAN OF DEVELOPMENT**

	Ground (up to 4.5m)	First (4.5m and above)
<b>Dwelling Setbacks</b>		
Front (Building)	4.0m (3.0m to Portico)	
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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 600m <sup>2</sup> )	55%	
Traditional Lots (600m <sup>2</sup> 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.
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- 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.
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**BUILDING ENVELOPE DIAGRAM**

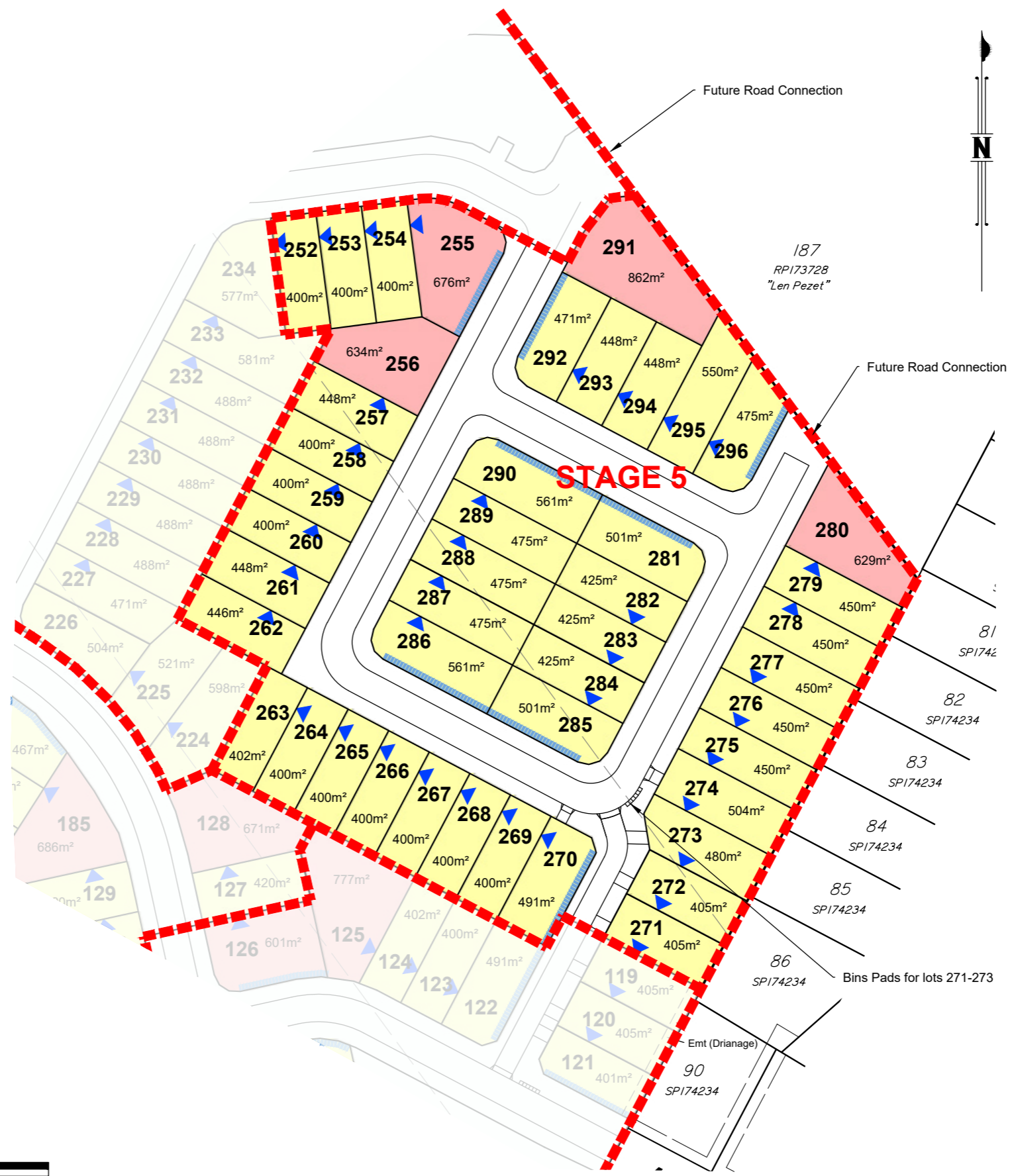
Scale 1:500



**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 600m<sup>2</sup>)
- ▒▒▒▒▒ Traditional Lots (600m<sup>2</sup> and greater)

Scale 1:1250



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B	Additional details added	DJR	03/12/2020
A	Original Issue	DJR	16/11/2020

**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: **DR** Approved: **DR**

Date Created: 16/11/2020 Scale: 1:1250

Comp File:

Plan No: **171101\_023\_PRO**





## Fencing Types

## Fencing & Bollard Locations

### DEVELOPER INSTALLED FENCING

- 1 **Curved Feature Entry Wall**  
Curved entry statement wall clad in Wamberal Freeform Stone produced by Eco Outdoor.
- 2 **Feature Fence with Pillars**  
The fencing consists of 1600mm tall black pool fencing, bordered by stained hardwood timber. At regular intervals of 5 meters (nominal spacing), 1750mm high piers will be incorporated into the fencing structure.
- 3 **Living Feature Bollard Line**  
Hardwood bollards placed at 1.5m centres along the road, with trees replacing every 6th bollard.
- 4 **Hardwood Timber Framed Pool Fencing**  
Height: 1200mm minimum  
Black pool fencing, bordered by stained hardwood timber.
- 5 **Timber Lapped & Capped**  
Height: 1800mm  
Timber lapped and capped fencing. Fencing to be painted in a neutral colour.
- 6 **Batten Timber Fence**  
Height: 1800mm  
Constructed from soft wood pine battens.
  - Exterior timber paint finish in 'Dulux Monument'.

### CLIENT FENCING REQUIREMENTS

- 7 **Batten Timber Fence**  
Height: 1800mm  
Constructed from soft wood pine battens.
  - Exterior timber paint finish in 'Dulux Monument'.

### EXISTING FENCE

- 8 **Existing Fencing**  
Where applicable, existing fencing to be retained to minimise impact to adjoining neighbours. If fencing cannot be retained, fencing within these existing lot interfaces to be treated with a timber lapped & capped fence.

# APPENDIX C

## Documentation Checklist

### Minimum Documents Checklist for DRC Approval

#### OWNER & BUILDER DETAILS

Lot Details:

---

Owners Full Name:

---

Owners Email:

---

Builder Contact Details:

---

#### SITE PLAN - FLOOR PLAN - ELEVATIONS - INCLUDING BUT NOT LIMITED TO:

- Setbacks (as per POD), building envelope, easements with dimensions (if applicable)
- Location of any retaining walls (if applicable)
- Driveway details including finish, colour and crossover details
- Bins, air-conditioner/s, letterbox, clothesline, rainwater tank and all other ancillary services

#### DWELLING COLOUR SCHEME AND MATERIALS:

- Main dwelling colour and materials
- Garage door colour and materials
- Roof colour and materials

#### LANDSCAPING PLAN INCLUDING BUT NOT LIMITED TO:

- Hard landscaping areas - planting species
- Details and materials
- Fencing details
- Landscape drainage
- Letterbox to be included in elevation
- Erosion and sediment control plan

**PLEASE NOTE:** Failure to provide the above information will result in delays for processing. All dimensions should be clearly marked on the plans. Applying this approach to all elements of the Design Guidelines will make for an efficient approval process. All applications must be submitted via the design assessment portal link [Beveridge Williams Design Application Portal](#) or email to [planlodgement@bevwill.com.au](mailto:planlodgement@bevwill.com.au)

# CALLI

UPPER COOMERA

Calli Avenue off Rangeview Road,  
Upper Coomera

Phone 1800 131 182

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



Information in this document is given with care but without responsibility. Purchasers and owners of allotments are responsible for the implementation of the Design Guidelines.