

Sheet 3 of 6

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PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL
 Application No: COM/2019/82
 Dated: 8 August 2023
 Development shall comply with the conditions of approval as detailed in the Decision Notice and Council's Planning Scheme, Local Laws and Planning Policies

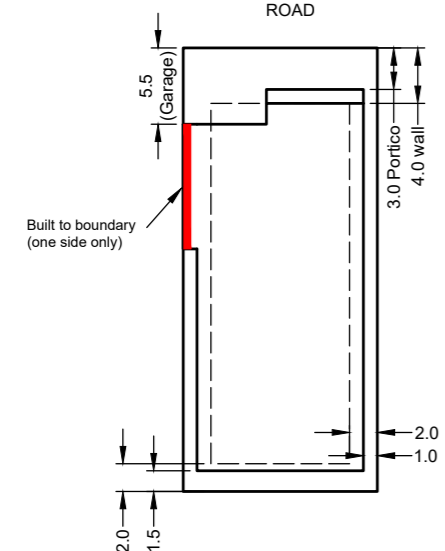
PLAN OF DEVELOPMENT

	Ground (up to 4.5m)	First (4.5m and above)
Dwelling Setbacks		
Front (Building)	4.0m (3.0m to Portico)	
Front (Garage)	5.5m	N/A
Rear	1.5m	2.0m
Side (Built to Boundary where nominated on plan)	Optional - one side only up to 9m long	2.0m
Side (Non Built to Boundary)	1.0m	2.0m
Corner Allotment Setbacks		
Secondary Frontage	2.0m	
Site Coverage (Maximum)		
Courtyard Lots (less than 600m ²)	55%	
Traditional Lots (600m ² 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.

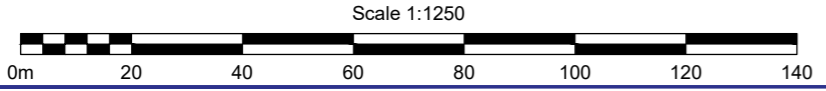
BUILDING ENVELOPE DIAGRAM

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)



- 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

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