APPENDIX A Council Approved Plan of Development

Sheet 4 of 6

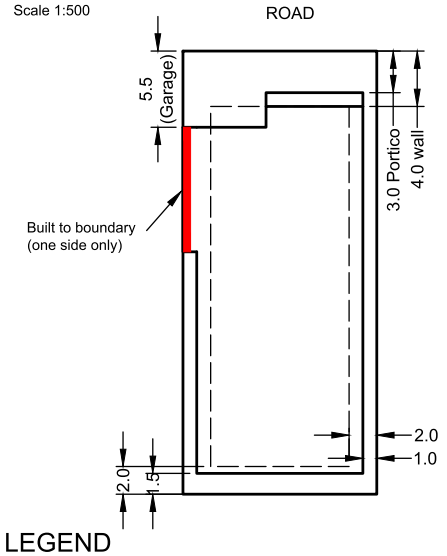
PLAN OF DEVELOPMENT

	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 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 fo 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.
9. Any non-compliance with the POD provisions is to trigger an Referral Agency Assessment (RAA) application.

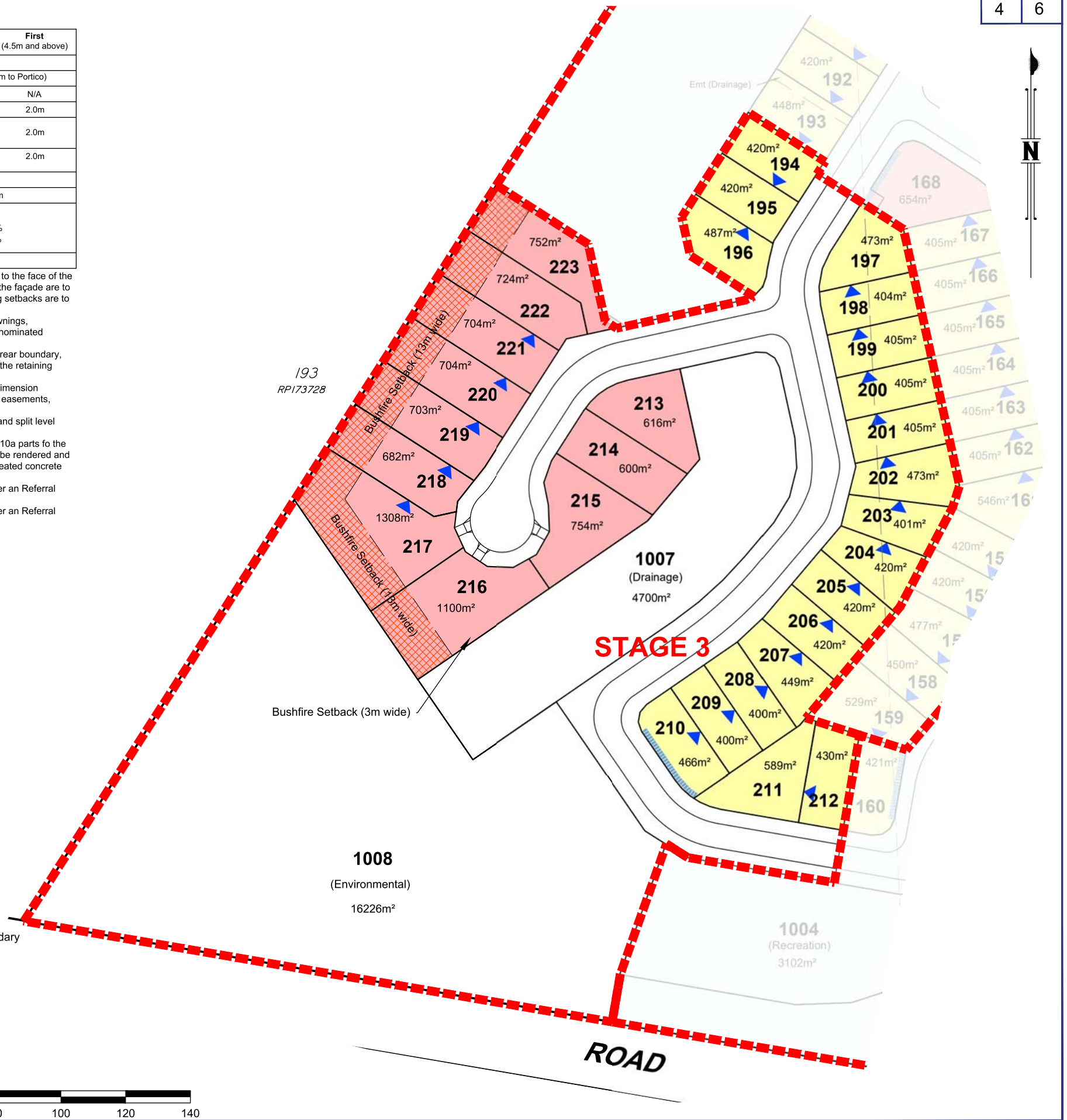
BUILDING ENVELOPE DIAGRAM

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)



Scale 1:1250

0m 20 40 60 80 100 120 140

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
G	Lots 111-118 setback details added-Lot 121 excluded	HK	16/05/2024
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 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:		Approved:	DR
Date Created:	16/11/2020	Scale:	1:1250
Comp File:			
Plan No:	**171101_023_PRO**		

A3