

LEGEND

- Detached Dwelling <400
- Detached Dwelling >400
- Attached Dwellings (Duplex)
- Attached Dwellings (Triplex)
- Attached Dwellings (Other)
- Apartment (above garages)
- Proposed Easement
- Built to boundary line (Max. length of 15m)

DEVELOPMENT SUMMARY

	Lot 20	Lot 18	Total
Site Area	2,831 ha	2,832 ha	5,663 ha
Road Reserve	8368m ²	8797m ²	17,165m ²
Open Space	-	4155m ²	4155m ²
Net Developable Area	19,949m ²	15,366m ²	35,315m ²
No. of Lots	42	35	77
No. of Dwellings	56	43	99
Detached	32	33	65
Attached (Duplex)	8	2	10
Attached (Triplex)	15	-	15
Attached (Other)	-	6	6
Apartment Management	1	-	1
Gross Density	-	-	17.5 dw/ha*
Net Density	-	-	28 dw/ha*
Net Developable Area excluding Management Lot (= Net Density of 29.5 dw/ha)	17,894m ²	15,366m ²	33,260m ²

* Calculated on the basis of only one dwelling being designated for the Management Lot at this stage.

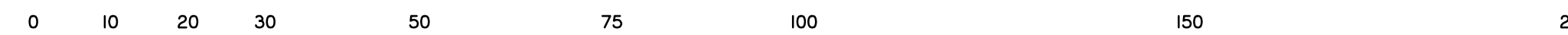
NOTES:

This Plan of Development forms part of the material which Gold Coast City Council (GCCC) has given a Preliminary Approval under section 242 of the Sustainable Planning Act 2009 (SPA). That is, this POD (and the development permit for the Metes and Bounds Plan (7058.) and the Staging Plan (7058.) plus the following 'Codes' form the material which is approved to over-ride the Gold Coast Planning Scheme:

- 1 The Coomera Central Estate Place Code;
- 2 The Coomera Central Estate Code for Lot 77;
- 3 The Coomera Central Estate Attached Dwelling Specific Development Code;
- 4 The Coomera Central Estate Small lot Detached Dwelling Specific Development Code;
- 5 The Coomera Central Estate Standard lot Detached Dwelling Specific Development Code;

Refer to the Tables of Development within the approved Estate Place Code for confirmation of the levels of assessment assigned to development that constitutes a Material Change of Use (MCU), Realigning a Lot (ROL) and the various forms of Operational Works (OPW).

In instances where the level of assessment is nominated as 'self assessable', that particular development **must** comply with all relevant 'acceptable solutions' within all applicable codes (of those five listed above) or otherwise that development will become 'Code assessable' and thereby trigger the obligation to lodge a development application to GCCC (Note that not all 'acceptable solutions' within the five approved codes will apply to 'self assessable' development - the codes have a distinct part applicable only to Code and Impact assessable development).



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Gladstone: 31-35 Lord Street, Gladstone
Phone: (07) 4962 0100

TITLE PLAN OF DEVELOPMENT

PROJECT
Lot 18 SP 218006 & Lot 20 SP 161801
Foxwell Road, Coomera
"COOMERA CENTRAL"

CLIENT
JOTOWN INTERNATIONAL P/L

Scale: 1:750 @ A1	SERVICE DETAILS
Datum:	Sewerage: ---
Level Origin:	Stormwater: ---
Meridian:	Water: ---
Parish:	Electricity: ---
County:	Telephone: ---
Surveyor:	Gas: ---
Drawn: Bea	Road: ---
Contour Interval:	Kerb: ---
Index Interval:	Footpath: ---

PROJECT No. 7058.09_POD	SHEET 1 of 3	DATE 19/8/2011
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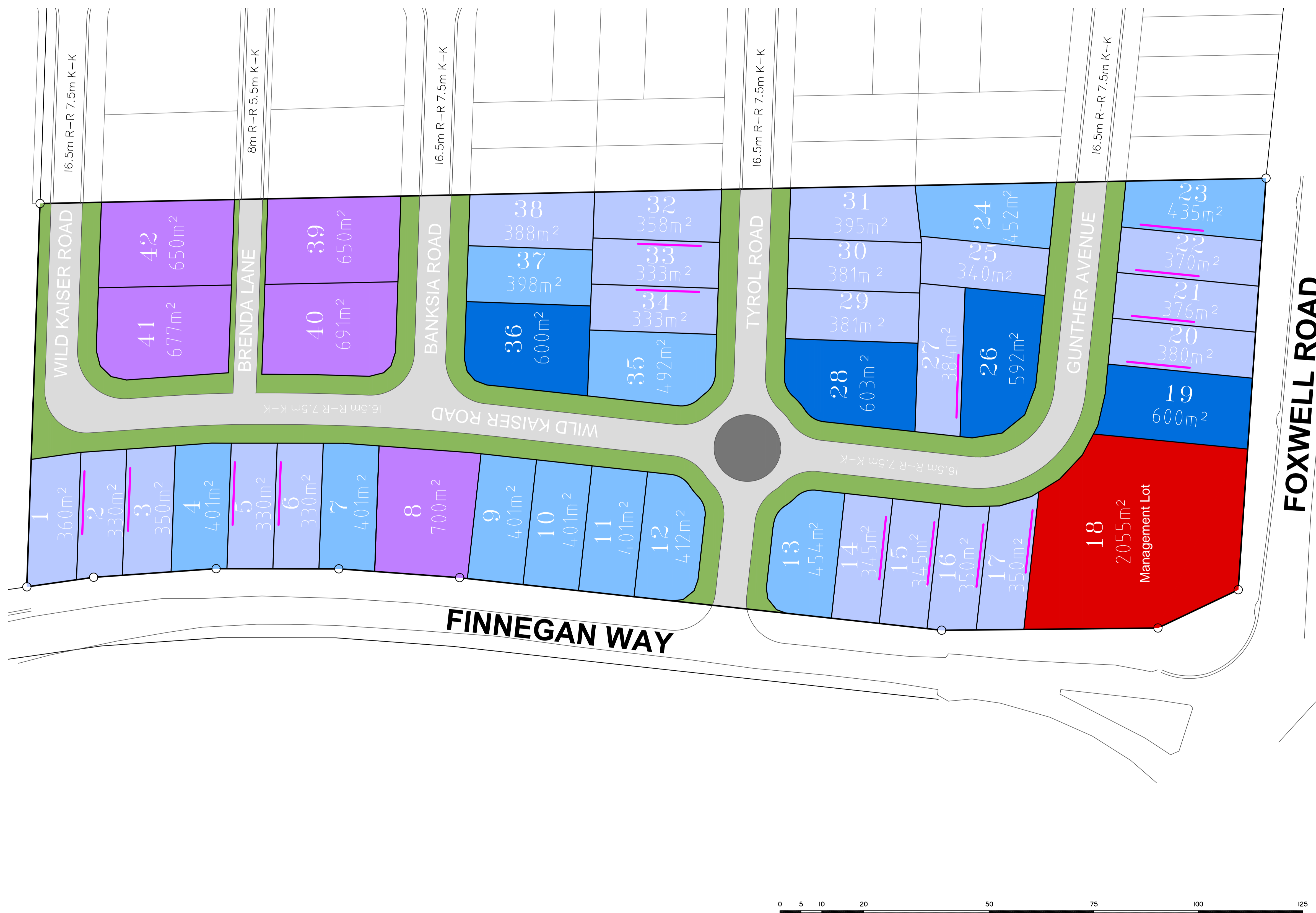
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TITLE
PLAN OF DEVELOPMENT

PROJECT
Lot 20 SP 161801
Foxwell Road, Coomera
"COOMERA CENTRAL"

CLIENT
JOTOWN INTERNATIONAL P/L

Scale: 1:500 @ A1	SERVICE DETAILS
Datum:	Sewerage: ---
Level Origin:	Stormwater: ---
Meridian:	Water: ---
Parish:	Electricity: ---
County:	Telephone: ---
Surveyor: DAH	Gas: ---
Drawn: Bea	Road: ---
	Kerb: ---
	Footpath: ---

Contour Interval:

Index Interval:

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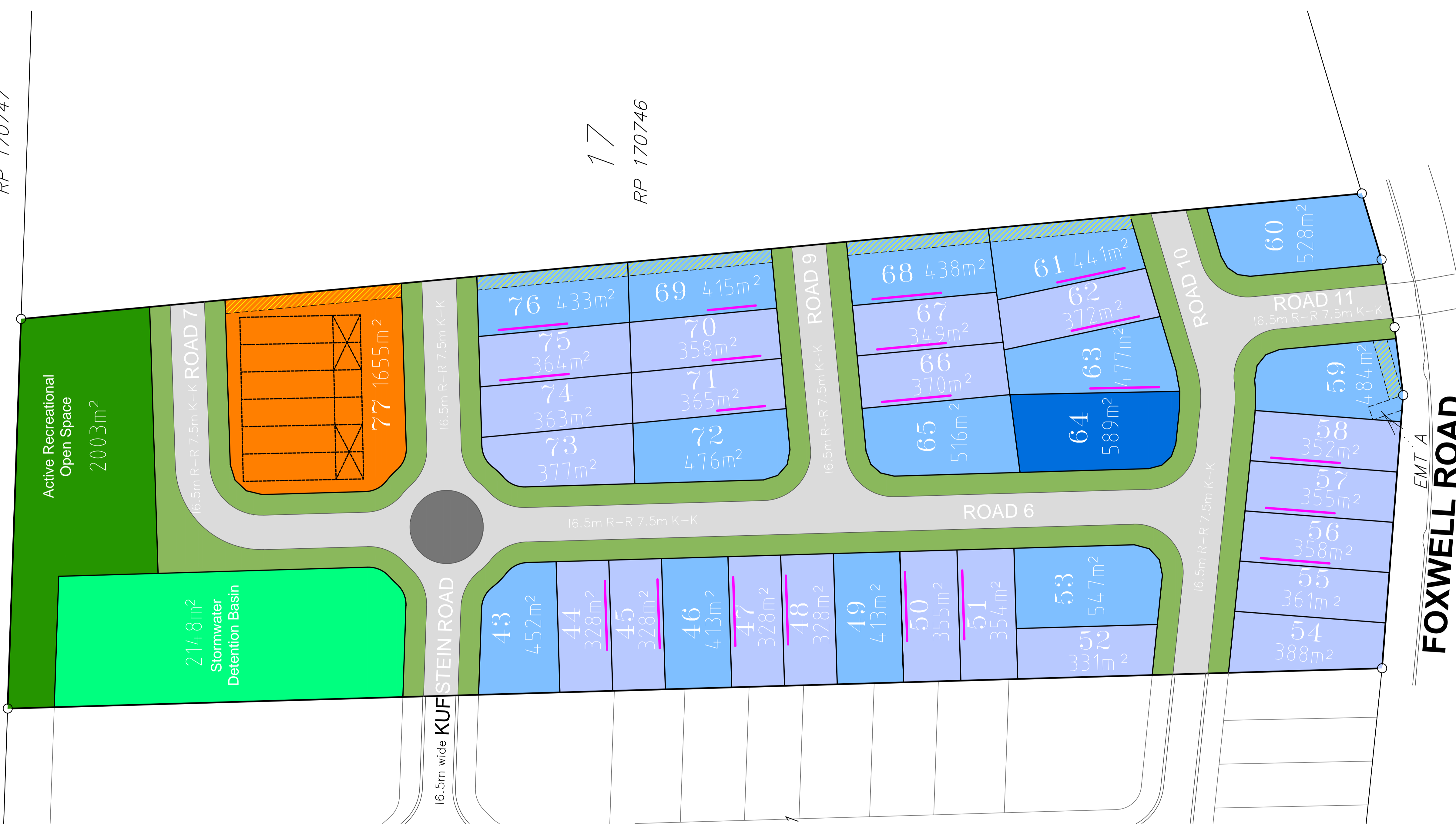
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RP 170747

17
RP 170746



FOXWELL ROAD

TITLE
PLAN OF DEVELOPMENT

PROJECT
Lot 18 SP 218006
Foxwell Road, Coomera
"COOMERA CENTRAL"

CLIENT
JOTOWN INTERNATIONAL P/L

Scale: 1:500 @ A1	SERVICE DETAILS
Datum:	Sewerage: ---
Level Origin:	Stormwater: ---
Meridian:	Water: ---
Parish:	Electricity: ---
County:	Telephone: ---
Surveyor: DAH	Gas: ---
Drawn: Bea	Road: ---
	Kerb: ---
	Footpath: ---

Contour Interval:
Index Interval:



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