



SUNSHINE COAST REGIONAL COUNCIL

APPROVED

132003/221132.8 14 AUG 13

Assessment Table

Column I Precinct	Column II Self Assessable	Column III Code Assessable
Secondary School	Nil	Educational Establishment
Forest Cluster	Nil	Nil
Contemporary Residential	Dwelling houses where complying with the specific requirements identified on this plan for the contemporary residential precinct	Dwelling House Estate Sales Office Display Home
Conservation Residential (Group Housing)	Nil	Group housing development Dwelling houses where complying with the specific requirements identified on this plan for the Conservation Residential Precinct.
Premium Residential	Nil	Dwelling houses where complying with the specific requirements identified on this plan for the premium residential precinct Estate Sales Office Display Home

The maximum yield for the development shall not exceed 247 allotments, comprising:

Conservation Residential (Group Housing) not exceeding 43 Dwelling units.

Premium Residential not exceeding 52 Dwelling houses.

Forest Cluster (Group Housing) not exceeding 23 Dwelling units.

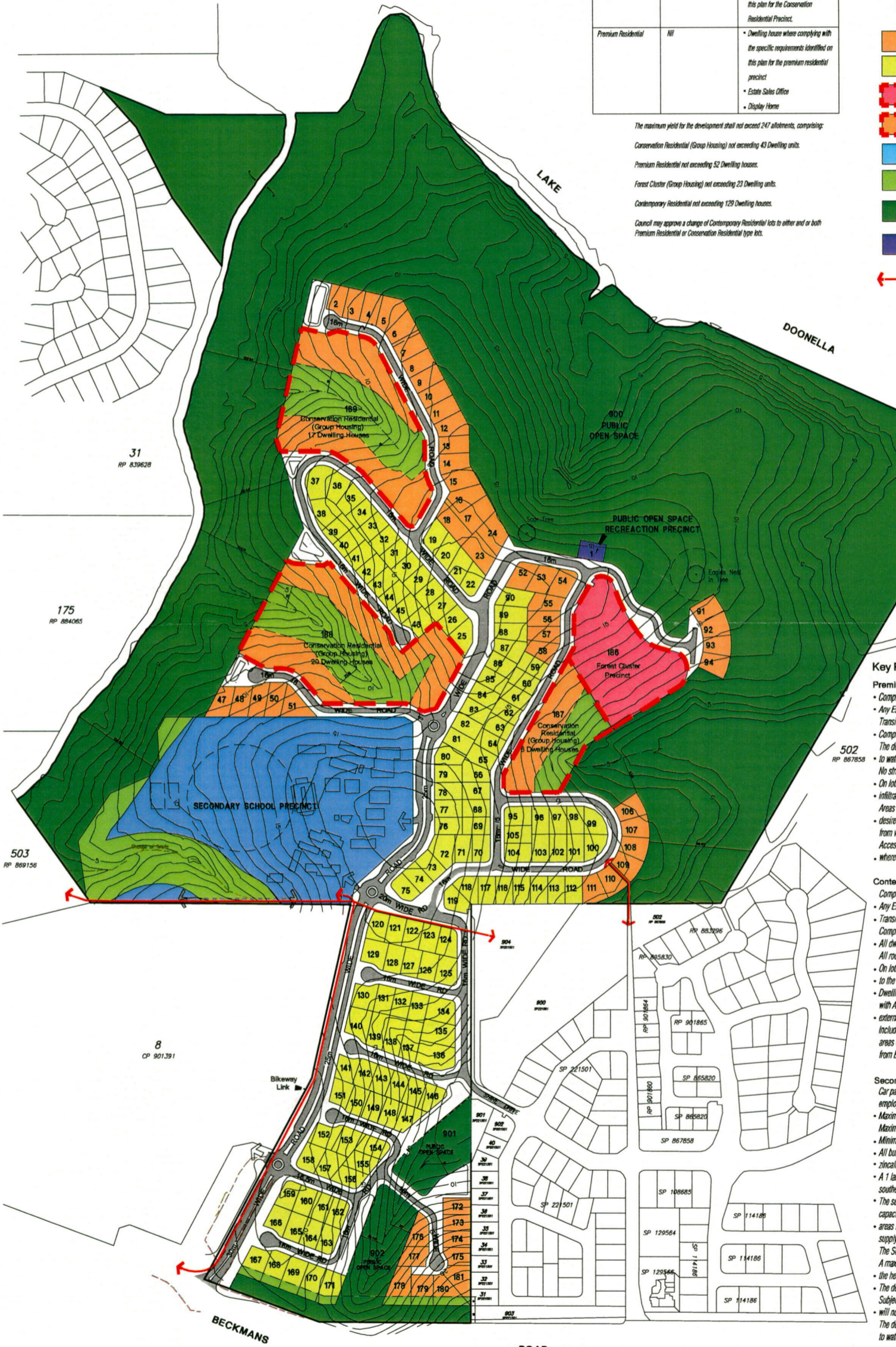
Contemporary Residential not exceeding 129 Dwelling houses.

Council may approve a change of Contemporary Residential lots to either and/or both Premium Residential or Conservation Residential type lots.

DEVELOPMENT STATISTICS

Total No. Allotments	246
Premium Residential	51
Contemporary Residential	129
Conservation Residential (Group Housing)	43
Forest Cluster (Group Housing)	23
Total Length of New Road	
16.0m wide access street	3525 m
25.0m wide access street	665 m
30.0m wide access street	245 m
Total Site Area	72.031 ha
Development	24.282 ha
School	6.997 ha
Public Open Space	38.466 ha
Private Open Space	2.286 ha

- PREMIUM RESIDENTIAL PRECINCT
- CONTEMPORARY RESIDENTIAL
- FOREST CLUSTER (GROUP HOUSING) PRECINCT
- CONSERVATION RESIDENTIAL (GROUP HOUSING) PRECINCT
- SECONDARY SCHOOL PRECINCT
- PRIVATE OPEN SPACE PRECINCT
- PUBLIC OPEN SPACE CONSERVATION PRECINCT
- PUBLIC OPEN SPACE RECREATION PRECINCT
- PEDESTRIAN/BIKEWAY LINK

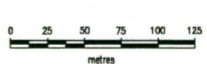


Key Requirements

- Premium Residential and Conservation Residential**
- Compliance with Section 5.2 of the Transitional Planning Scheme for Noosa Shire;
  - Any Estate Sales Office or Display Home must comply with the provisions of Section 5.14 of the Transitional Planning Scheme for Noosa Shire;
  - Compliance with the Residential Design Guidelines that form part of the approval for the development;
- The development shall comply with the approved EMP for the site with specific attention being given to:
- water quality;
  - No structures or clearing are to be located or take place in the open spaces areas;
  - On lots containing infiltration pits, all overflow stormwater from rainwater tanks is to be directed to infiltration pit(s) located within the allotment;
- Areas of private open space are to be managed as discrete hydrological/ecological units to achieve desired environmental outcomes, with no development permitted in the private open space areas, apart from works permitted by an approved EMP;
- Access to all conservation lots is to be nominated at the subdivision stages and is to be shared wherever possible.

- Contemporary Residential**
- Compliance with Section 5.2 of the Transitional Planning Scheme for Noosa Shire;
  - Any Estate Sales Office or Display Home must comply with the provisions of Section 5.14 of the Transitional Planning Scheme for Noosa Shire;
  - Compliance with the Residential Design Guidelines that form part of the approval for the development;
- All dwellings to have minimum roofwater storage of 10kL;
  - All roof water to be directed to water tank(s);
  - On lots that are suitable for infiltration of stormwater, all overflow from rainwater tanks to be directed to the infiltration pit(s) located within the allotment;
  - Dwelling houses on allotments 159-171 and allotments 174-181 shall be constructed in accordance with Australian Standard AS2107-2000 and AS3671, to a minimum of Category 2, with the formal external open space area of allotments designed and/or located to reduce road traffic noise. This may include the use of barriers outside of the Private Open Space Precinct or by location of recreation areas on the 'quiet side' of dwellings (i.e. adjacent to the facade that is shielded from road noise from Beckmans Road).

- Secondary School**
- Car parking shall be provided in accordance with the planning scheme that being 1 space per employee, plus 1 space per 10 students, plus a sealed area making provision for 5 buses;
  - Maximum site cover of all buildings shall not exceed 15%;
  - Maximum gross floor area shall not exceed 9000m<sup>2</sup>;
  - Minimum landscaped setback to residential properties shall be not less than 10 metres;
  - All building design shall incorporate pitched roofs, eave overhangs and a mix of materials, including zincalume/colourbond roofing;
  - A 1 lane access way shall be permitted across the head of the school site's gully along the site's southern boundary;
  - The secondary school shall be fitted with a rainwater collection and reuse system with a minimum capacity of 100,000L. This system will be appropriately designed such that runoff from major roof areas is collected and delivered to a rainwater tank(s) for use for non-potable (non drinking water) to supply toilet flushing at a minimum;
  - The School shall have a maximum student population of 750 students;
  - A maximum building height of 8.0 metres or two storeys, save for any multi-purpose building where the height can extend to 10.0 metres above natural ground line;
  - The development shall make provision for min 6.0 metre landscaped buffer to the road reserve. Subject to Council consent, this setback may be varied where it is demonstrated that a lesser buffer will not impact on the amenity of the streetscape;
  - The development shall comply with an approved EMP for the site with specific attention being given to water quality control.



SCALE 1:2500 IS APPLICABLE ONLY TO THE ORIGINAL SHEET SIZE. (A1)

Layout is approximate only and is subject to Survey, Council Approval and registration of the plan of Survey.

- AMEND K: Amendments to lots 134-136 AMV 20/06/13
- AMEND J: Amendments to lots 150-151, 159-166 & 172-181 10/04/13
- AMEND I: Chgs Lots Rd layout & 177-181 13/06/12
- AMEND H: BASINS & LAYOUT AMENDED 7/4/05
- AMEND G: REVISED TEXT 17/03/05
- AMEND F: MINOR TEXT AMENDMENTS 22/10/04
- AMEND E: CHG POST. OF PARK NR SCAR TREE 2/7/04
- AMEND D: ADD EXTRA PATHWAYS AND WIDEN RD 9/6/04
- AMEND C: BUFFERS DIMENSIONED 27/2/04
- AMEND B: SEDIMENT PONDS ADDED 15/10/03
- AMEND A: LAYOUT AMENDED 5/9/03

<b>Project:</b> DOONELLA NOOSA		<b>Client:</b> STOCKLAND	
<b>Level Datum:</b>	<b>Scale:</b> 1:2500 @ A1	<b>PLAN OF DEVELOPMENT</b>	
<b>Origin:</b>	<b>Date:</b> 29/7/03		
<b>Surveys:</b>	<b>Comp by:</b> MS	<b>Parish:</b> TEWANTIM	<b>Job Ref:</b> 100103
<b>FB:</b>	<b>LB:</b> DWG Name: 6812-58K.dwg	<b>Local Authority:</b> SUNSHINE COAST REGIONAL COUNCIL	<b>Copyright:</b> PROTECTS THIS PLAN (unpublished reproduction or misappropriation)



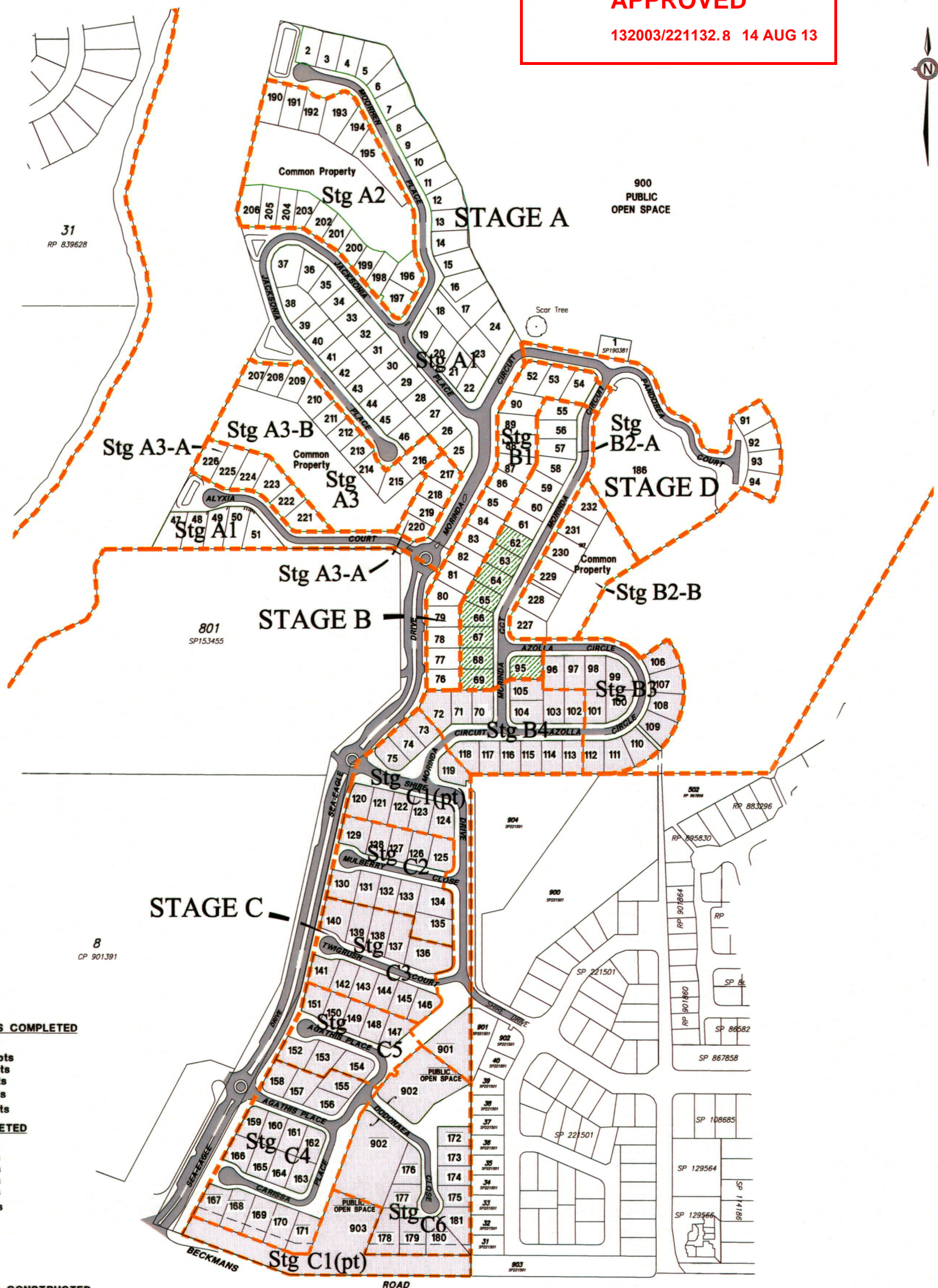
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Plan No. 6812-58K





SUNSHINE COAST REGIONAL COUNCIL  
**APPROVED**  
 132003/221132.8 14 AUG 13



**LEGEND**

**NON-SCHEME STAGES COMPLETED (PLANS REGISTERED)**

- Stage A1 - 50 Lots
- Stage B1 - 18 Lots
- Stage D - 5 Lots
- Stage B2-A(Pt)- 7 Lots
- TOTAL - 80 Lots**

**CTS STAGES COMPLETED (PLANS REGISTERED)**

- Stage A2 - 17 Lots
- Stage A3-A - 10 Lots
- Stage A3-B - 10 Lots
- Stage B2-B - 6 Lots
- TOTAL - 43 Lots**

**NON-SCHEME STAGES CONSTRUCTED (PLANS UNREGISTERED)**

- Stage B2-A(Pt)- 9 Lots

**STAGES TO BE COMPLETED (See Note)**

- Stage B3 - 13 Lots
- Stage B4 - 13 Lots
- Stage C1 - 9 Lots
- Stage C2 - 11 Lots
- Stage C3 - 11 Lots
- Stage C4 - 17 Lots
- Stage C5 - 8 Lots
- Stage C6 - 10 Lots
- TOTAL - 92 Residential Lots**

**Note:**  
 STAGES B3,B4 & C1-C6 MAY BE CONSTRUCTED IN ANY ORDER.

AMEND R: Amend Lots 134-136 & 901-903 AMV 20-06-2013  
 AMEND R: Amend Lots 130-151, 159-166 & 172-188 & Stg bdy's RCG 10-04-2013  
 AMEND Q: CHGS TO STG B0Y'S R4 incl PMT sales, stg dev sequence AMV 16-11-11  
 AMEND P: CHGS TO STG B0Y'S Stg C RCG 05-07-10  
 AMEND O: CHGS TO STG B0Y'S Stg C AMV 15-06-10  
 AMEND N: CHGS TO STG B0Y'S Stg A3-A & Stg A3-B AMV 15-06-10  
 AMEND M: CHGS TO STG B0Y'S Stg A3-A & Stg A3-B AMV 26-05-10  
 AMEND L: ADD SUB STAGE C4, RENUMBER STAGES C1-C3 15/09/09  
 AMEND K: ADD STAGE B0Y's for A2-A&B, A3-A&B and B2-A&B  
 AMEND J: ADD STAGE B0Y C1-C3 B0Y D BOUNDARY GBD 08/09/09  
 AMEND I: AMEND STAGE B0Y B1-B3 7 AMV FEB 08  
 AMEND H: AMEND STAGE D B0Y 15 JAN 08  
 AMEND G: STAGE B0Y'S UPDATED B EAGLES NEST 100m NO GO ZONE ADDED 30/05/07  
 AMEND F: LAYOUT AMENDED 24/11/2006  
 AMEND E: BASINS & LAYOUT AMENDED 7/4/05  
 AMEND D: GROUP HOUSING LOTS ADDED TO LAYOUT 17/03/05  
 AMEND C: STAGE B0Y'S AND LAYOUT UPDATED 14/11/05  
 AMEND B: SEDIMENT PONDS ADDED 15/10/03



SCALE 1:2000 IS APPLICABLE ONLY TO THE ORIGINAL SHEET SIZE. (A1)

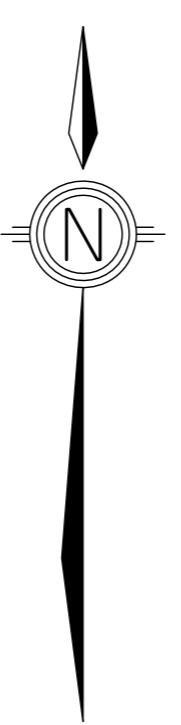
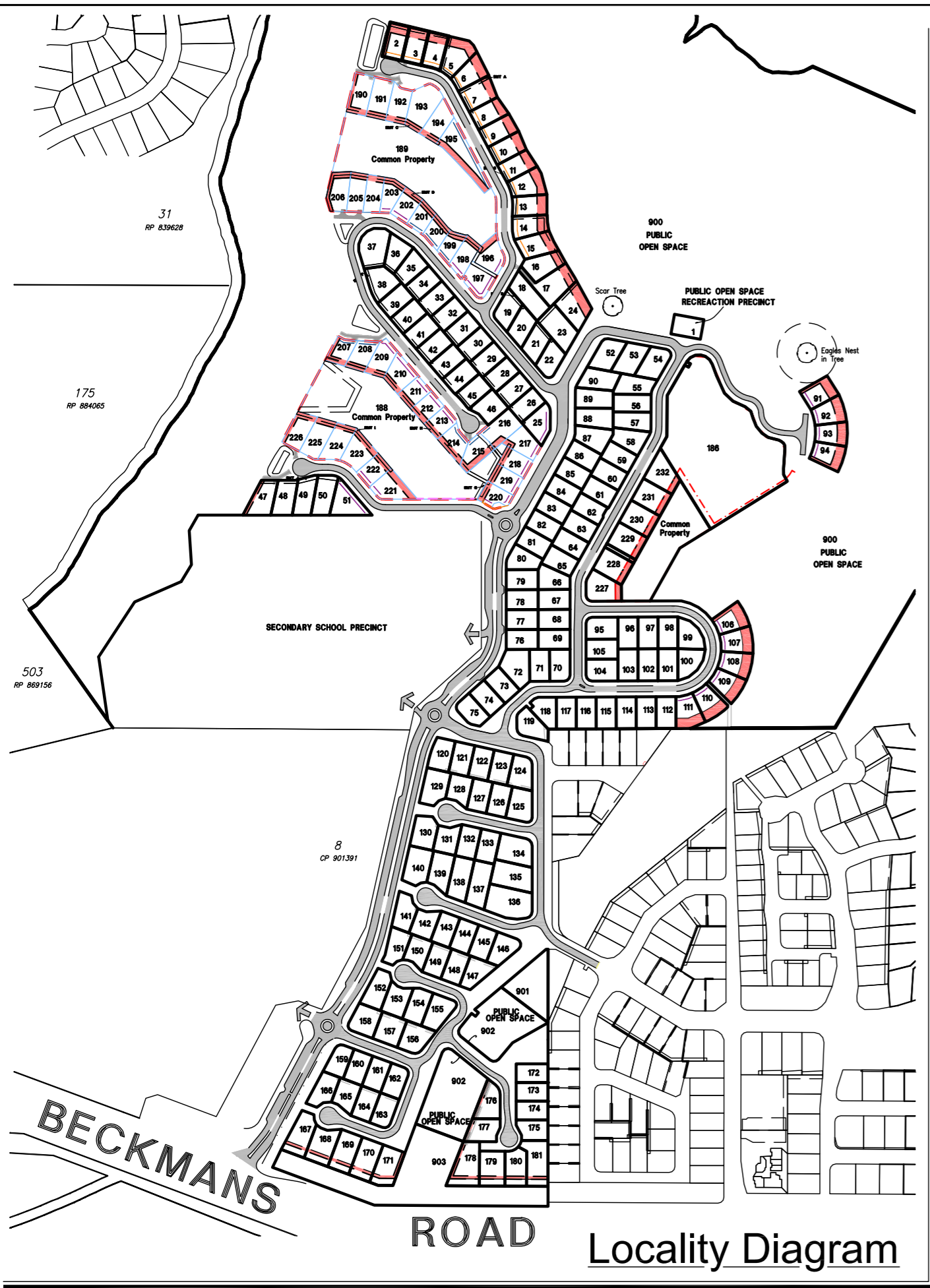
**Note:**  
 Concept plan - subject to Survey, Council Approval and registration of the plan of Survey.

<b>PROJECT: DOONELLA NOOSA</b>		<b>CLIENT: STOCKLAND</b>	
12d File Ref:	Date: 19/01/2009	<b>STAGING PLAN</b>	
Level Datum:	Surveyed:		
Origin:	Comp By: MS/GBD		
	Checked By: BKW		
FR:	LB:	DWG Name: 6812-61S.dwg	Project No. - PR100103
		Scale: 1:2000@A1	Local Authority: SUNSHINE COAST REGIONAL COUNCIL

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Plan Reference  
**6812-61S**





**Legend**

- Fire Protection Area
- Setback Area

Note : Areas shown are of the Building Envelope.

8  
CP 901391

NOOSA COUNCIL  
GENERALLY IN ACCORDANCE  
BUILDING ENVELOPES  
132003.221132.B      29 OCT 2015

Notes:  
Dimensions & Areas are approximate only and are subject to Survey, Council Approval and registration of the plan of Survey.  
This plan replaces 6812-73 series of plans.

Date:	27.10.2015
Drafted By:	RCG
Surveyed:	
Checked By:	JMS
DWG Name:	119919-47.dwg
Scale:	1:750@A1
Sheet Size:	A1
12d File Ref:	
Level Datum:	
Origin:	
FB:	LB:

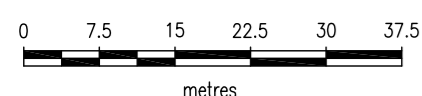
CLIENT	<b>QM Properties</b>
PROJECT	<b>Doonella Noosa</b>
	<b>Building Envelope Plan</b>
	<b>Stages C1 to C5</b>
Local Authority:	Noosa Council



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Plan Reference  
**119919-47**



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